

## Executive Summary Report

### Characteristics-Based Market Adjustment for 2007 Assessment Roll

**Area Name / Number:** Queen Anne / 12

**Previous Physical Inspection:** 2003

**Improved Sales:**

Number of Sales: 962

Range of Sale Dates: 1/2004 - 12/2006

| <b>Sales – Improved Valuation Change Summary</b> |             |             |              |                   |              |             |
|--|-------------|-------------|--------------|-------------------|--------------|-------------|
|  | <b>Land</b> | <b>Imps</b> | <b>Total</b> | <b>Sale Price</b> | <b>Ratio</b> | <b>COV*</b> |
| <b>2006 Value</b>                                | \$264,900   | \$333,000   | \$597,900    | \$674,900         | 88.6%        | 17.67%      |
| <b>2007 Value</b>                                | \$297,800   | \$360,300   | \$658,100    | \$674,900         | 97.5%        | 17.46%      |
| <b>Change</b>                                    | \$32,900    | \$27,300    | \$60,200     |                   | +8.9%        | -0.21%      |
| <b>% Change</b>                                  | +12.4       | +8.2%       | +10.0%       |                   | +10.0%       | -1.19%      |

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.21% and -1.19% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2006 or any existing residence where the data for 2006 is significantly different from the data for 2007 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2006 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

| <b>Population - Improved Parcel Summary:</b> |             |             |              |
|--|-------------|-------------|--------------|
|  | <b>Land</b> | <b>Imps</b> | <b>Total</b> |
| <b>2006 Value</b>                            | \$294,800   | \$355,200   | \$650,000    |
| <b>2007 Value</b>                            | \$331,400   | \$381,700   | \$713,100    |
| <b>Percent Change</b>                        | +12.4%      | +7.5%       | +9.7%        |

Number of one to three unit residences in the Population: 5044

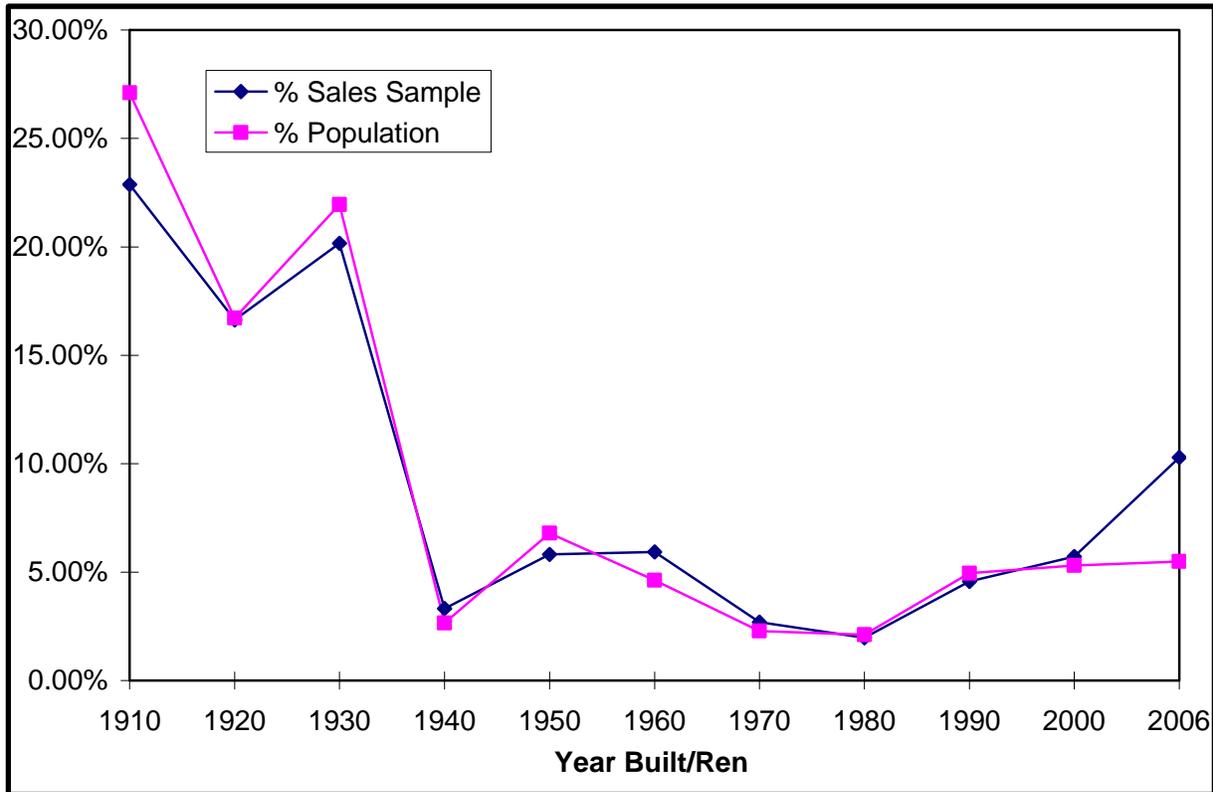
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with Primary Views (Puget Sound, Seattle Skyline, or Lake Union) as well as properties in Neighborhood 33 were found to require adjustments. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2007 assessment roll.

### **Sales Sample Representation of Population - Year Built / Renovated**

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Year Built/Ren      | Frequency | % Sales Sample |
| 1910                | 220       | 22.87%         |
| 1920                | 160       | 16.63%         |
| 1930                | 194       | 20.17%         |
| 1940                | 32        | 3.33%          |
| 1950                | 56        | 5.82%          |
| 1960                | 57        | 5.93%          |
| 1970                | 26        | 2.70%          |
| 1980                | 19        | 1.98%          |
| 1990                | 44        | 4.57%          |
| 2000                | 55        | 5.72%          |
| 2006                | 99        | 10.29%         |
|                     | 962       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Year Built/Ren    | Frequency | % Population |
| 1910              | 1367      | 27.10%       |
| 1920              | 843       | 16.71%       |
| 1930              | 1107      | 21.95%       |
| 1940              | 134       | 2.66%        |
| 1950              | 343       | 6.80%        |
| 1960              | 233       | 4.62%        |
| 1970              | 115       | 2.28%        |
| 1980              | 107       | 2.12%        |
| 1990              | 250       | 4.96%        |
| 2000              | 268       | 5.31%        |
| 2006              | 277       | 5.49%        |
|                   | 5044      |              |

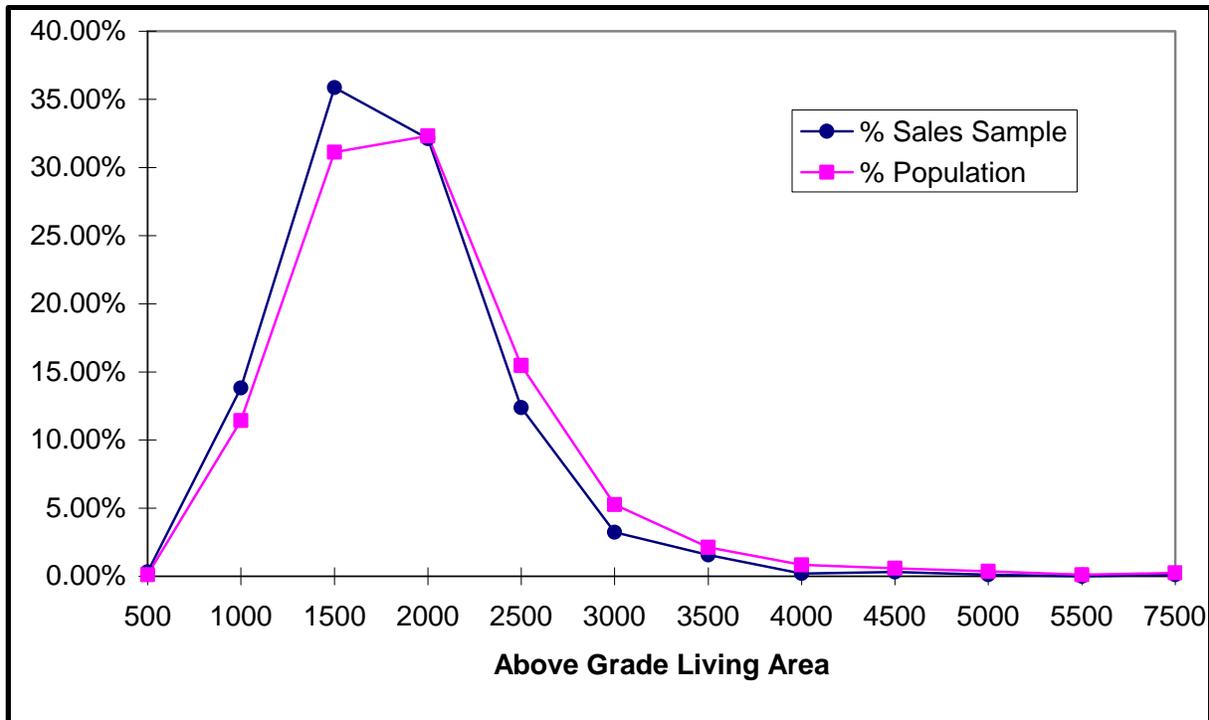


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### Sales Sample Representation of Population - Above Grade Living Area

| Sales Sample |           |                |
|--------------|-----------|----------------|
| AGLA         | Frequency | % Sales Sample |
| 500          | 3         | 0.31%          |
| 1000         | 133       | 13.83%         |
| 1500         | 345       | 35.86%         |
| 2000         | 309       | 32.12%         |
| 2500         | 119       | 12.37%         |
| 3000         | 31        | 3.22%          |
| 3500         | 15        | 1.56%          |
| 4000         | 2         | 0.21%          |
| 4500         | 3         | 0.31%          |
| 5000         | 1         | 0.10%          |
| 5500         | 0         | 0.00%          |
| 7500         | 1         | 0.10%          |
|              | 962       |                |

| Population |           |              |
|------------|-----------|--------------|
| AGLA       | Frequency | % Population |
| 500        | 6         | 0.12%        |
| 1000       | 577       | 11.44%       |
| 1500       | 1570      | 31.13%       |
| 2000       | 1630      | 32.32%       |
| 2500       | 780       | 15.46%       |
| 3000       | 266       | 5.27%        |
| 3500       | 107       | 2.12%        |
| 4000       | 42        | 0.83%        |
| 4500       | 30        | 0.59%        |
| 5000       | 18        | 0.36%        |
| 5500       | 6         | 0.12%        |
| 12000      | 12        | 0.24%        |
|            | 5044      |              |

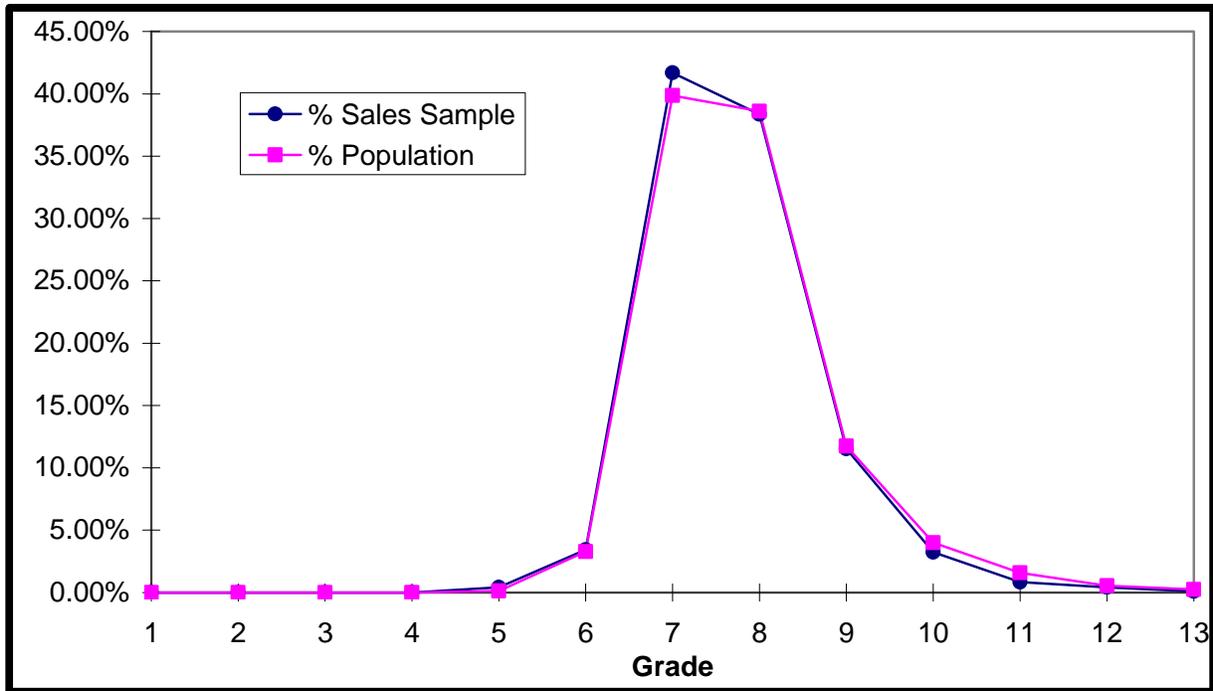


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

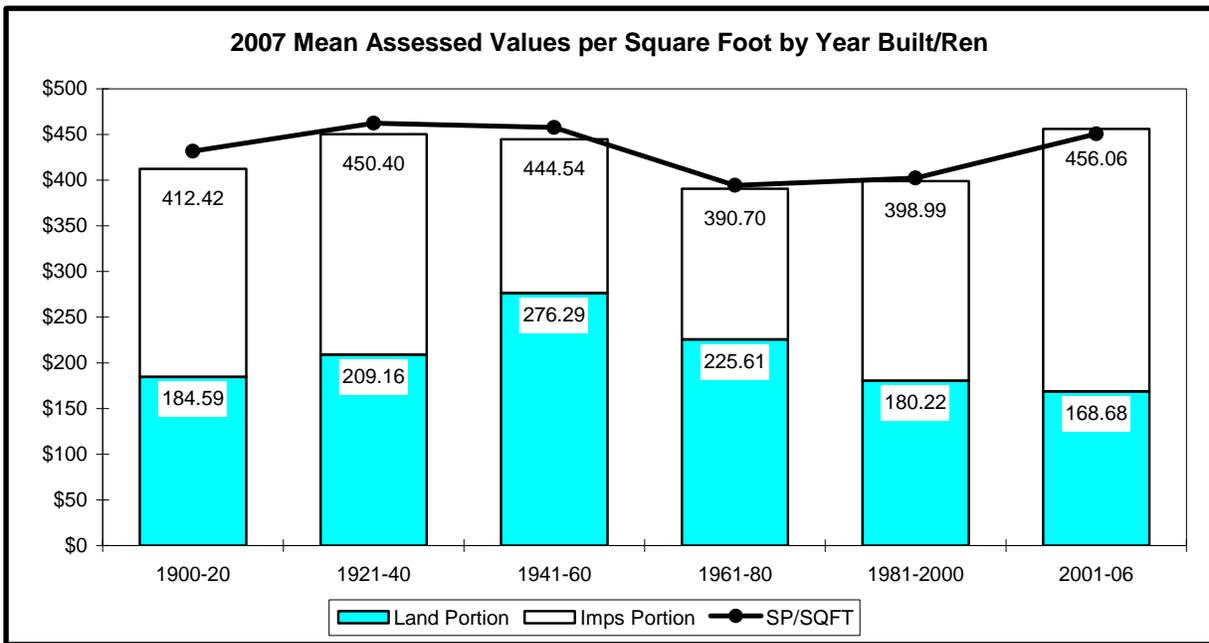
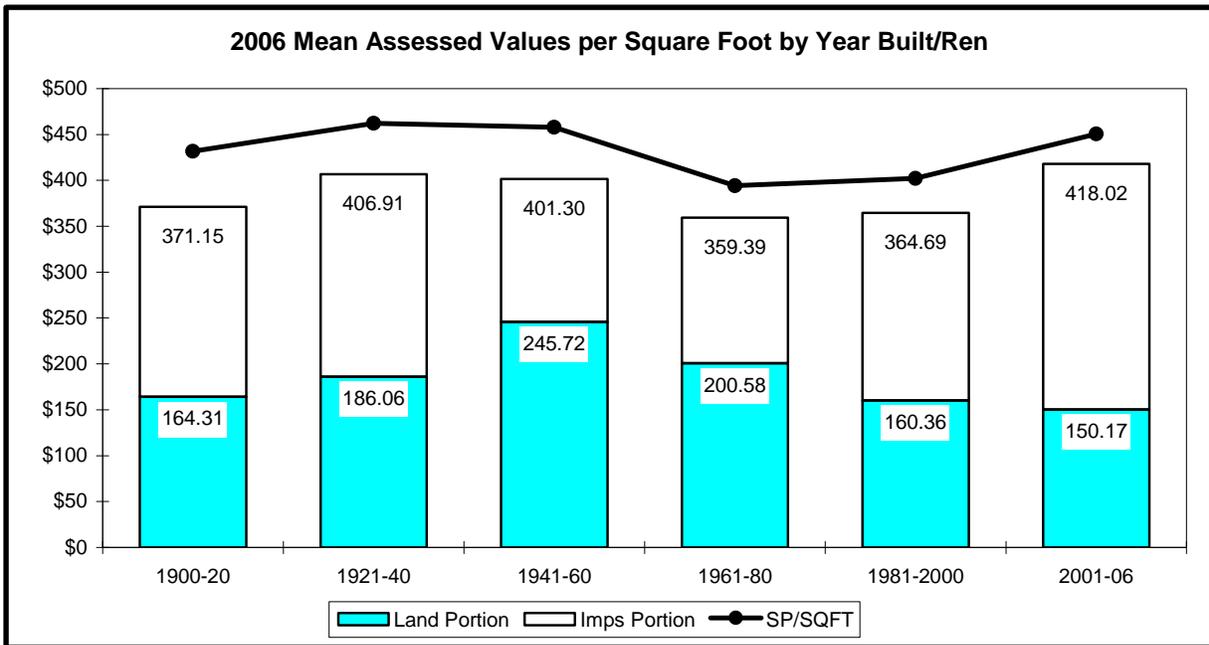
| Sales Sample |           |                |
|--------------|-----------|----------------|
| Grade        | Frequency | % Sales Sample |
| 1            | 0         | 0.00%          |
| 2            | 0         | 0.00%          |
| 3            | 0         | 0.00%          |
| 4            | 0         | 0.00%          |
| 5            | 4         | 0.42%          |
| 6            | 33        | 3.43%          |
| 7            | 401       | 41.68%         |
| 8            | 369       | 38.36%         |
| 9            | 111       | 11.54%         |
| 10           | 31        | 3.22%          |
| 11           | 8         | 0.83%          |
| 12           | 4         | 0.42%          |
| 13           | 1         | 0.10%          |
|              | 962       |                |

| Population |           |              |
|------------|-----------|--------------|
| Grade      | Frequency | % Population |
| 1          | 0         | 0.00%        |
| 2          | 0         | 0.00%        |
| 3          | 0         | 0.00%        |
| 4          | 0         | 0.00%        |
| 5          | 6         | 0.12%        |
| 6          | 165       | 3.27%        |
| 7          | 2011      | 39.87%       |
| 8          | 1947      | 38.60%       |
| 9          | 593       | 11.76%       |
| 10         | 202       | 4.00%        |
| 11         | 80        | 1.59%        |
| 12         | 28        | 0.56%        |
| 13         | 12        | 0.24%        |
|            | 5044      |              |



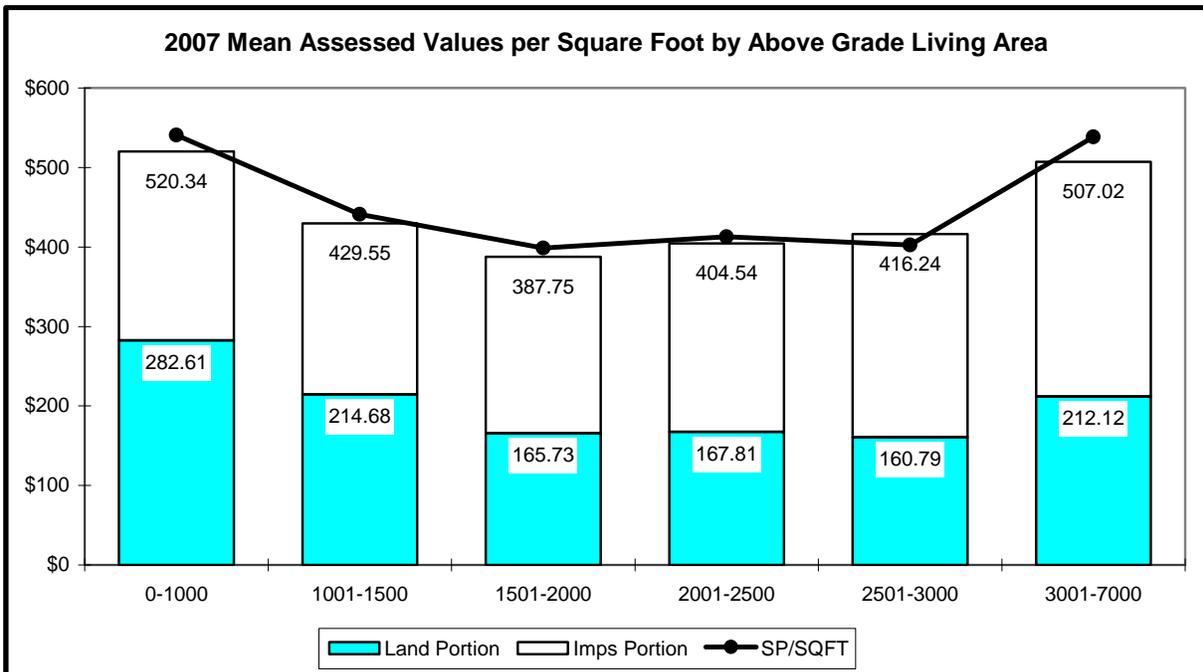
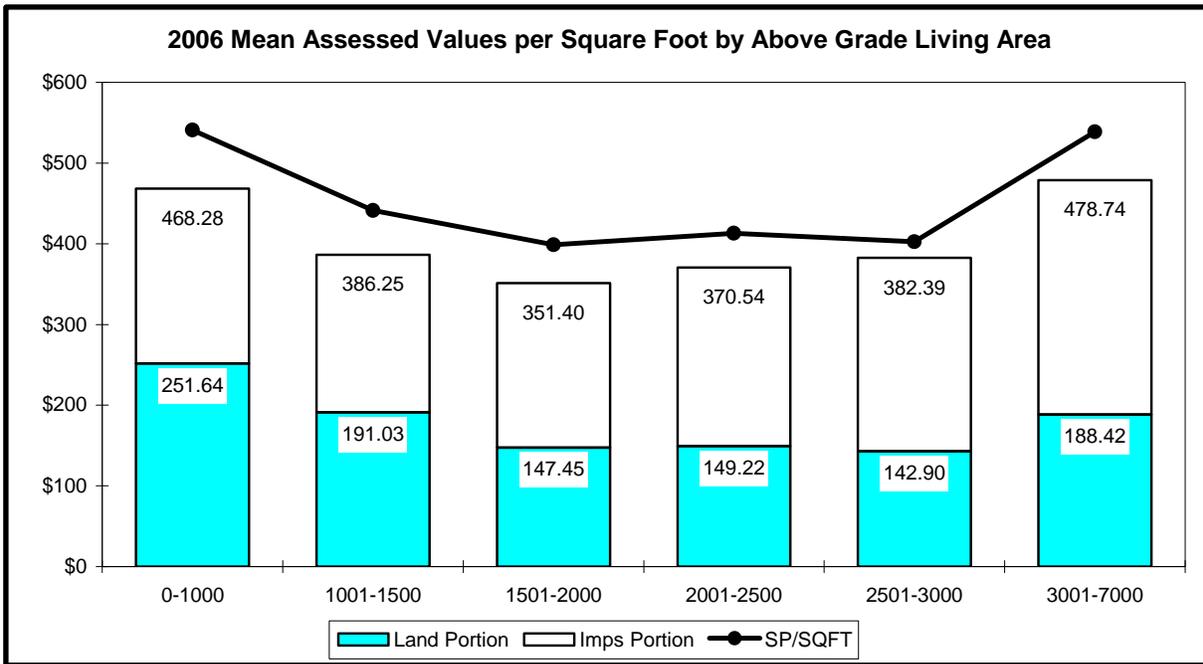
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

### Comparison of 2006 and 2007 Per Square Foot Values By Year Built / Renovated



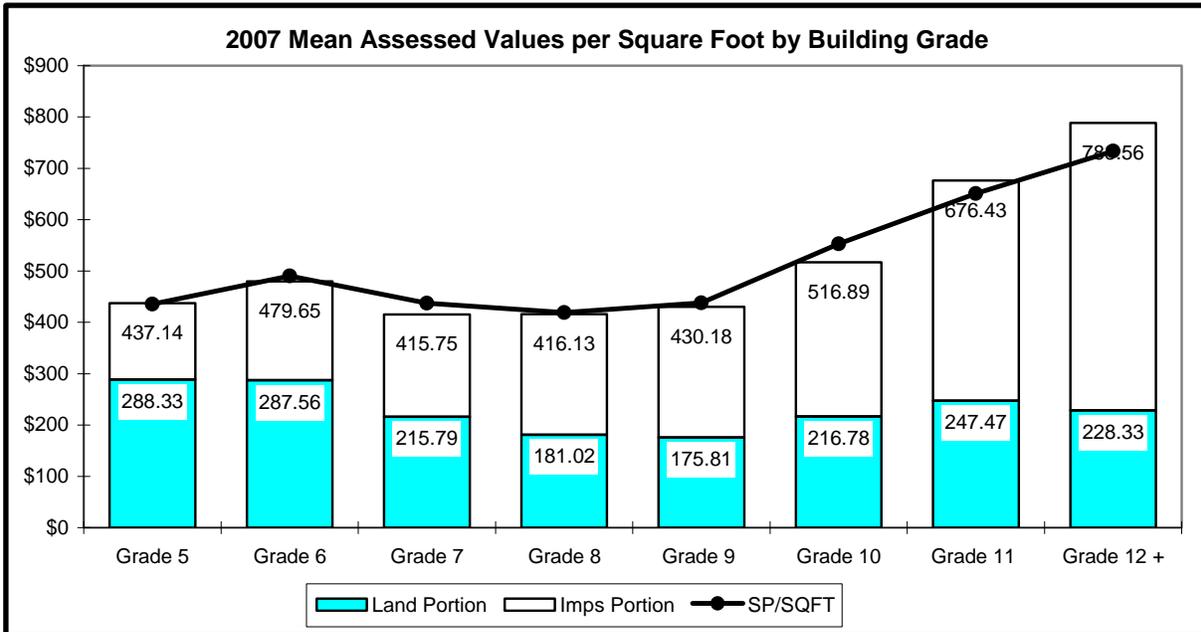
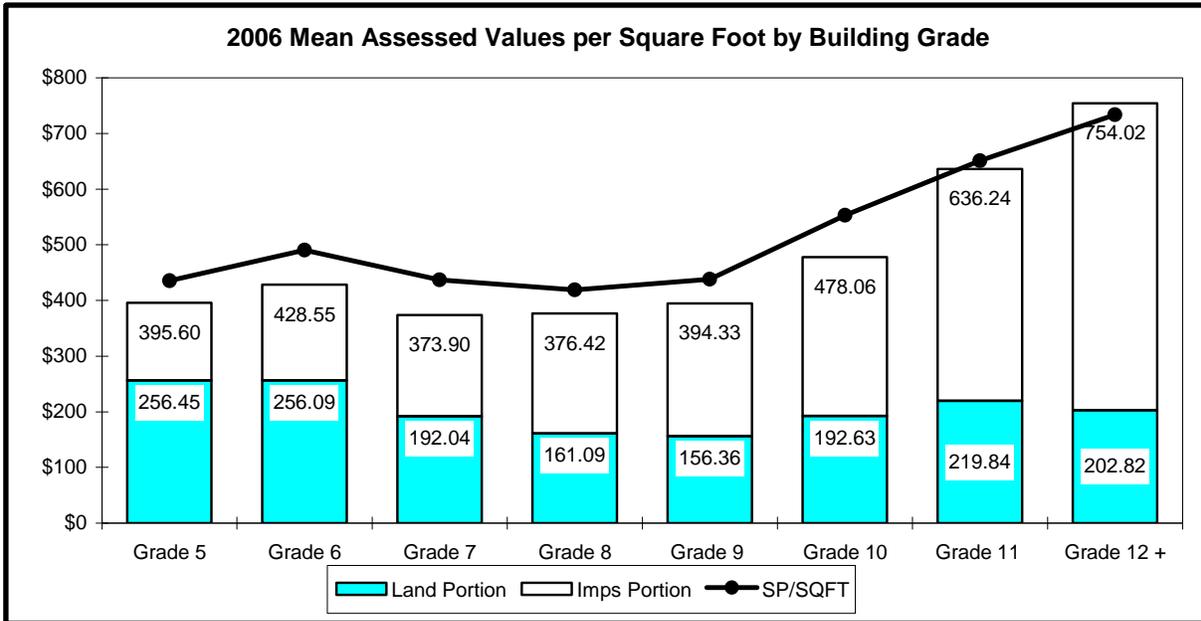
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

### Comparison of 2006 and 2007 Per Square Foot Values By Above Grade Living Area



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

## Comparison of 2006 and 2007 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2007 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2004 through 12/31/2006 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2006
6. Existing residences where the data for 2006 is significantly different than the data for 2007 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

### ***Land update***

Based on the 3 usable land sales available in the area, and their 2006 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 12.63% increase in land assessments in the area for the 2007 Assessment Year. The formula is:

2007 Land Value = 2006 Land Value x 1.1263, with the result rounded down to the next \$1,000.

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 962 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties with Primary Views (Puget Sound, Seattle Skyline, or Lake Union) as well as properties in Neighborhood 33 were found to require adjustments. This formula adjusts the three possible combinations of those two variables as individual dichotomous variables. The fourth combination of these variables (No Primary View and Not in Neighborhood 33) is contained in the remainder of the population.

The derived adjustment formula is:

$$2007 \text{ Total Value} = 2006 \text{ Total Value} / .8879008 + 6.519678E-02 * \text{PrimVwNghb33YN} + 6.807736E-02 * \text{PrimVwNoNghb33YN} + 4.914891E-02 * \text{NoPrimVwNghb33YN}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2007 \text{ Improvements Value} = 2007 \text{ Total Value} \text{ minus } 2007 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2007 Land Value + Previous Improvement Value \* 1.1263)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2007 Land Value + Previous Improvement Value \* 1.1263).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \* Any properties excluded from the annual up-date process are noted in RealProperty.
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

### **Mobile Home Update**

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2007 \text{ Total Value} = 2007 \text{ Land Value} + \text{Previous Improvement Value} * 1.1263, \text{ with results rounded down to the next } \$1,000$$

### **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 12 Annual Update Model Adjustments

**2007 Total Value = 2006 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

12.63%

|                         |            |
|-------------------------|------------|
| <b>PrimVwNghb33YN</b>   | <b>Yes</b> |
| % Adjustment            | -7.70%     |
| <b>PrimVwNoNghb33YN</b> | <b>Yes</b> |
| % Adjustment            | -8.02%     |
| <b>NoPrimVwNghb33YN</b> | <b>Yes</b> |
| % Adjustment            | -5.91%     |

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

A "Primary View in Neighborhood 33" parcel would *approximately* receive a 4.93% upward adjustment (12.63% - 7.70%). There are 318 such parcels in the population and they are represented by 53 sales

A "Primary View not in Neighborhood 33" parcel would approximately receive a 4.61% upward adjustment (12.63% - 8.02%). There are 712 such parcels in the population and they are represented by 109 sales

A "No Primary View in Neighborhood 33" parcel would approximately receive a 6.72% upward adjustment (12.63% - 5.91%). There are 245 such parcels in the population and they are represented by 74 sales

74.7% of the population of 1 to 3 Unit Residences in the area (3769 parcels) are adjusted by the overall alone.

## Area 12 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.975.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Bldg Grade                   | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
|------------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| 5                            | 4     | 0.907              | 1.004              | 10.7%          | 0.684               | 1.323               |
| 6                            | 33    | 0.869              | 0.973              | 11.9%          | 0.905               | 1.040               |
| 7                            | 401   | 0.857              | 0.952              | 11.1%          | 0.935               | 0.969               |
| 8                            | 369   | 0.897              | 0.992              | 10.6%          | 0.975               | 1.009               |
| 9                            | 111   | 0.901              | 0.981              | 8.9%           | 0.947               | 1.015               |
| 10                           | 31    | 0.857              | 0.926              | 8.1%           | 0.850               | 1.002               |
| 11                           | 8     | 0.963              | 1.024              | 6.3%           | 0.805               | 1.243               |
| 12                           | 4     | 1.035              | 1.082              | 4.6%           | 0.841               | 1.323               |
| 13                           | 1     | 1.037              | 1.085              | 4.6%           | N/A                 | N/A                 |
| Year Built or Year Renovated | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| 1900-1920                    | 380   | 0.863              | 0.958              | 11.0%          | 0.939               | 0.976               |
| 1921-1940                    | 226   | 0.874              | 0.965              | 10.4%          | 0.942               | 0.987               |
| 1941-1960                    | 113   | 0.884              | 0.974              | 10.2%          | 0.946               | 1.002               |
| 1961-1980                    | 45    | 0.919              | 0.997              | 8.5%           | 0.941               | 1.053               |
| 1981-2000                    | 99    | 0.921              | 1.002              | 8.7%           | 0.969               | 1.034               |
| 2001-2006                    | 99    | 0.932              | 1.013              | 8.8%           | 0.979               | 1.048               |
| Condition                    | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| Poor                         | 2     | 0.932              | 1.047              | 12.4%          | -1.410              | 3.505               |
| Fair                         | 6     | 0.917              | 1.032              | 12.6%          | 0.818               | 1.246               |
| Average                      | 650   | 0.882              | 0.971              | 10.1%          | 0.957               | 0.984               |
| Good                         | 224   | 0.901              | 0.993              | 10.2%          | 0.971               | 1.015               |
| Very Good                    | 80    | 0.873              | 0.957              | 9.6%           | 0.917               | 0.997               |
| Stories                      | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| 1                            | 314   | 0.871              | 0.966              | 11.0%          | 0.949               | 0.984               |
| 1.5                          | 278   | 0.871              | 0.965              | 10.7%          | 0.942               | 0.987               |
| 2                            | 315   | 0.904              | 0.991              | 9.6%           | 0.971               | 1.010               |
| 2.5                          | 14    | 0.911              | 0.966              | 6.0%           | 0.857               | 1.074               |
| 3                            | 41    | 0.890              | 0.962              | 8.1%           | 0.909               | 1.016               |

## Area 12 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.975.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Above Grade Living Area | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
|-------------------------|-------|--------------------|--------------------|----------------|---------------------|---------------------|
| <801                    | 44    | 0.883              | 0.977              | 10.7%          | 0.927               | 1.027               |
| 0801-1000               | 92    | 0.858              | 0.956              | 11.3%          | 0.928               | 0.983               |
| 1001-1500               | 345   | 0.875              | 0.973              | 11.2%          | 0.955               | 0.991               |
| 1501-2000               | 309   | 0.881              | 0.972              | 10.3%          | 0.952               | 0.993               |
| 2001-2500               | 119   | 0.896              | 0.978              | 9.1%           | 0.946               | 1.010               |
| 2501-3000               | 31    | 0.951              | 1.035              | 8.8%           | 0.957               | 1.113               |
| 3001-7000               | 22    | 0.908              | 0.960              | 5.7%           | 0.872               | 1.048               |
| View Y/N                | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| N                       | 587   | 0.868              | 0.971              | 11.9%          | 0.957               | 0.985               |
| Y                       | 375   | 0.908              | 0.980              | 7.9%           | 0.962               | 0.998               |
| Wft Y/N                 | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| N                       | 962   | 0.886              | 0.975              | 10.1%          | 0.964               | 0.986               |
| Y                       | 0     | N/A                | N/A                | N/A            | N/A                 | N/A                 |
| Sub                     | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| 2                       | 489   | 0.888              | 0.993              | 11.8%          | 0.978               | 1.009               |
| 9                       | 473   | 0.884              | 0.962              | 8.8%           | 0.946               | 0.977               |
| Lot Size                | Count | 2006 Weighted Mean | 2007 Weighted Mean | Percent Change | 2007 Lower 95% C.L. | 2007 Upper 95% C.L. |
| <3000                   | 198   | 0.886              | 0.977              | 10.3%          | 0.955               | 0.999               |
| 03000-05000             | 523   | 0.885              | 0.978              | 10.5%          | 0.963               | 0.994               |
| 05001-08000             | 225   | 0.887              | 0.970              | 9.4%           | 0.947               | 0.994               |
| 08001-17000             | 16    | 0.890              | 0.955              | 7.2%           | 0.863               | 1.047               |

## Area 12 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2007 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2007 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2007 weighted mean is 0.975.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

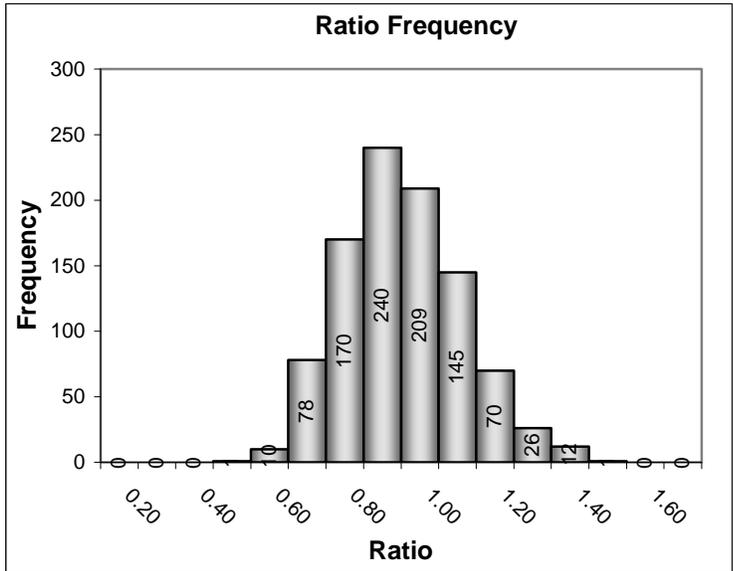
It is difficult to draw valid conclusions when the sales count is low.

| PrimVwNghb33YN   | Count | 2006<br>Weighted<br>Mean | 2007<br>Weighted<br>Mean | Percent<br>Change | 2007 Lower<br>95% C.L. | 2007 Upper<br>95% C.L. |
|------------------|-------|--------------------------|--------------------------|-------------------|------------------------|------------------------|
| N                | 909   | 0.883                    | 0.975                    | 10.5%             | 0.964                  | 0.987                  |
| Y                | 53    | 0.926                    | 0.971                    | 4.8%              | 0.925                  | 1.017                  |
| PrimVwNoNghb33YN | Count | 2006<br>Weighted<br>Mean | 2007<br>Weighted<br>Mean | Percent<br>Change | 2007 Lower<br>95% C.L. | 2007 Upper<br>95% C.L. |
| N                | 853   | 0.874                    | 0.974                    | 11.4%             | 0.962                  | 0.986                  |
| Y                | 109   | 0.938                    | 0.981                    | 4.6%              | 0.949                  | 1.012                  |
| NoPrimVwNghb33YN | Count | 2006<br>Weighted<br>Mean | 2007<br>Weighted<br>Mean | Percent<br>Change | 2007 Lower<br>95% C.L. | 2007 Upper<br>95% C.L. |
| N                | 888   | 0.884                    | 0.975                    | 10.3%             | 0.963                  | 0.986                  |
| Y                | 74    | 0.919                    | 0.980                    | 6.6%              | 0.944                  | 1.016                  |

# Annual Update Ratio Study Report (Before)

## 2006 Assessments

|   |                                 |   |   |
|---|---------------------------------|---|---|
| <b>District/Team:</b><br>WC / Team - 3    | <b>Lien Date:</b><br>01/01/2006 | <b>Date of Report:</b><br>7/30/2007             | <b>Sales Dates:</b><br>1/2004 - 12/2006 |
| <b>Area</b><br>12 / Queen Anne            | <b>Appr ID:</b><br>RPIE         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No        |
| <b>SAMPLE STATISTICS</b>                  |                                 |   |   |
| <b>Sample size (n)</b>                    | 962                             |   |   |
| <b>Mean Assessed Value</b>                | 597,900                         |   |   |
| <b>Mean Sales Price</b>                   | 674,900                         |   |   |
| <b>Standard Deviation AV</b>              | 313,596                         |   |   |
| <b>Standard Deviation SP</b>              | 343,976                         |   |   |
| <b>ASSESSMENT LEVEL</b>                   |                                 |   |   |
| <b>Arithmetic Mean Ratio</b>              | 0.903                           |   |   |
| <b>Median Ratio</b>                       | 0.892                           |   |   |
| <b>Weighted Mean Ratio</b>                | 0.886                           |   |   |
| <b>UNIFORMITY</b>                         |                                 |   |   |
| <b>Lowest ratio</b>                       | 0.440                           |   |   |
| <b>Highest ratio:</b>                     | 1.404                           |   |   |
| <b>Coefficient of Dispersion</b>          | 14.30%                          |   |   |
| <b>Standard Deviation</b>                 | 0.160                           |   |   |
| <b>Coefficient of Variation</b>           | 17.67%                          |   |   |
| <b>Price Related Differential (PRD)</b>   | 1.019                           |   |   |
| <b>RELIABILITY</b>                        |                                 |   |   |
| <b>95% Confidence: Median</b>             |                                 |   |   |
| Lower limit                               | 0.881                           |   |   |
| Upper limit                               | 0.904                           |   |   |
| <b>95% Confidence: Mean</b>               |                                 |   |   |
| Lower limit                               | 0.893                           |   |   |
| Upper limit                               | 0.913                           |   |   |
| <b>SAMPLE SIZE EVALUATION</b>             |                                 |   |   |
| <b>N (population size)</b>                | 5044                            |   |   |
| <b>B (acceptable error - in decimal)</b>  | 0.05                            |   |   |
| <b>S (estimated from this sample)</b>     | 0.160                           |   |   |
| <b>Recommended minimum:</b>               | 41                              |   |   |
| <b>Actual sample size:</b>                | 962                             |   |   |
| <b>Conclusion:</b>                        | OK                              |   |   |
| <b>NORMALITY</b>                          |                                 |   |   |
| <b>Binomial Test</b>                      |                                 |   |   |
| # ratios below mean:                      | 508                             |   |   |
| # ratios above mean:                      | 454                             |   |   |
| z:  | 1.741                           |   |   |
| <b>Conclusion:</b>                        | Normal*                         |   |   |
| <b>*i.e. no evidence of non-normality</b> |                                 |   |   |



### COMMENTS:

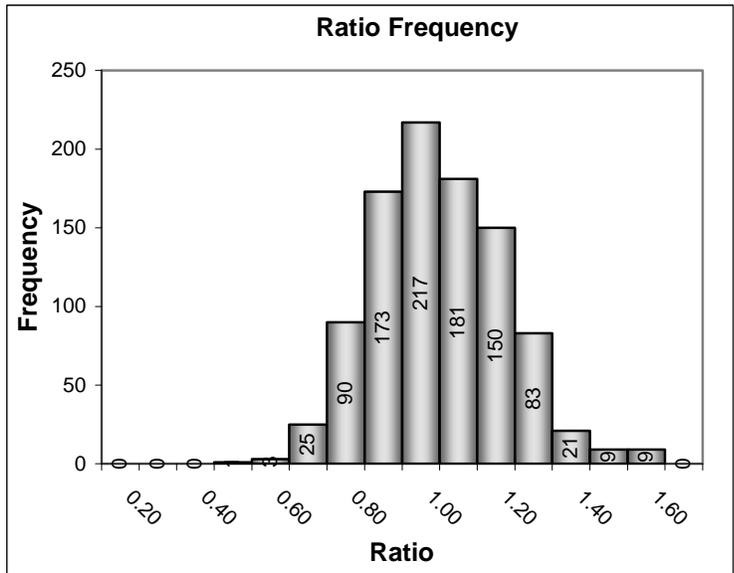
1 to 3 Unit Residences throughout Area 12

# Annual Update Ratio Study Report (After)

## 2007 Assessments

|  |                                 |   |   |
|--|---------------------------------|---|---|
| <b>District/Team:</b><br>WC / Team - 3 | <b>Lien Date:</b><br>01/01/2007 | <b>Date of Report:</b><br>7/30/2007             | <b>Sales Dates:</b><br>1/2004 - 12/2006 |
| <b>Area</b><br>12 / Queen Anne         | <b>Appr ID:</b><br>RPIE         | <b>Property Type:</b><br>1 to 3 Unit Residences | <b>Adjusted for time?:</b><br>No        |

|   |                |
|---|----------------|
| <b>SAMPLE STATISTICS</b>                  |                |
| <b>Sample size (n)</b>                    | 962            |
| <b>Mean Assessed Value</b>                | 658,100        |
| <b>Mean Sales Price</b>                   | 674,900        |
| <b>Standard Deviation AV</b>              | 327,002        |
| <b>Standard Deviation SP</b>              | 343,976        |
| <b>ASSESSMENT LEVEL</b>                   |                |
| <b>Arithmetic Mean Ratio</b>              | 0.999          |
| <b>Median Ratio</b>                       | 0.989          |
| <b>Weighted Mean Ratio</b>                | 0.975          |
| <b>UNIFORMITY</b>                         |                |
| <b>Lowest ratio</b>                       | 0.495          |
| <b>Highest ratio:</b>                     | 1.580          |
| <b>Coefficient of Dispersion</b>          | 14.13%         |
| <b>Standard Deviation</b>                 | 0.174          |
| <b>Coefficient of Variation</b>           | 17.46%         |
| <b>Price Related Differential (PRD)</b>   | 1.025          |
| <b>RELIABILITY</b>                        |                |
| <b>95% Confidence: Median</b>             |                |
| Lower limit                               | 0.970          |
| Upper limit                               | 1.001          |
| <b>95% Confidence: Mean</b>               |                |
| Lower limit                               | 0.988          |
| Upper limit                               | 1.010          |
| <b>SAMPLE SIZE EVALUATION</b>             |                |
| <b>N (population size)</b>                | 5044           |
| <b>B (acceptable error - in decimal)</b>  | 0.05           |
| <b>S (estimated from this sample)</b>     | 0.174          |
| <b>Recommended minimum:</b>               | 49             |
| <b>Actual sample size:</b>                | 962            |
| <b>Conclusion:</b>                        | OK             |
| <b>NORMALITY</b>                          |                |
| <b>Binomial Test</b>                      |                |
| # ratios below mean:                      | 506            |
| # ratios above mean:                      | 456            |
| z:  | 1.612          |
| <b>Conclusion:</b>                        | <b>Normal*</b> |
| <i>*i.e. no evidence of non-normality</i> |                |



**COMMENTS:**

1 to 3 Unit Residences throughout Area 12

Both assessment level and uniformity have been improved by application of the recommended values.

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

|              |   |
|--------------|---|
| 1= Poor      | Many repairs needed. Showing serious deterioration  |
| 2= Fair      | Some repairs needed immediately. Much deferred maintenance.   |
| 3= Average   | Depending upon age of improvement; normal amount of upkeep for the age of the home.                             |
| 4= Good      | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation.   |

### **Residential Building Grades**

|              |  |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure.   |
| Grade 4      | Generally older low quality construction. Does not meet code.  |
| Grade 5      | Lower construction costs and workmanship. Small, simple design.  |
| Grade 6      | Lowest grade currently meeting building codes. Low quality materials, simple designs.  |
| Grade 7      | Average grade of construction and design. Commonly seen in plats and older subdivisions.   |
| Grade 8      | Just above average in construction and design. Usually better materials in both the exterior and interior finishes.  |
| Grade 9      | Better architectural design, with extra exterior and interior design and quality.  |
| Grade 10     | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11     | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.                                 |
| Grade 12     | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.   |
| Grade 13     | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.           |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 002      | 524480 | 1235  | 2/11/05   | \$265,500  | 810                | 0             | 5         | 1918            | 1    | 4000     | N    | N           | 2622 MAYFAIR AVE N    |
| 002      | 524480 | 1235  | 11/24/04  | \$185,000  | 810                | 0             | 5         | 1918            | 1    | 4000     | N    | N           | 2622 MAYFAIR AVE N    |
| 002      | 890000 | 0140  | 9/23/05   | \$294,950  | 480                | 480           | 6         | 1925            | 3    | 1364     | N    | N           | 3042 4TH AVE W        |
| 002      | 277060 | 4270  | 1/14/05   | \$339,500  | 530                | 0             | 6         | 1996            | 3    | 1300     | N    | N           | 2632 14TH AVE W       |
| 002      | 197220 | 5675  | 8/2/06    | \$475,000  | 580                | 0             | 6         | 1919            | 3    | 3600     | Y    | N           | 36 FLORENTIA ST       |
| 002      | 197220 | 5675  | 12/22/05  | \$360,000  | 580                | 0             | 6         | 1919            | 3    | 3600     | Y    | N           | 36 FLORENTIA ST       |
| 002      | 277060 | 5125  | 10/15/04  | \$380,000  | 670                | 120           | 6         | 1921            | 3    | 4800     | Y    | N           | 3428 13TH AVE W       |
| 002      | 277060 | 5125  | 2/27/04   | \$349,000  | 670                | 120           | 6         | 1921            | 3    | 4800     | Y    | N           | 3428 13TH AVE W       |
| 002      | 265250 | 1470  | 1/3/06    | \$390,000  | 680                | 0             | 6         | 1906            | 3    | 3600     | N    | N           | 2429 1ST AVE N        |
| 002      | 524480 | 0699  | 4/27/05   | \$335,000  | 700                | 0             | 6         | 1919            | 3    | 2200     | Y    | N           | 159 FULTON ST         |
| 002      | 213870 | 0555  | 2/23/06   | \$410,100  | 720                | 0             | 6         | 1919            | 3    | 3675     | N    | N           | 2440 1ST AVE N        |
| 002      | 265250 | 2170  | 4/18/06   | \$459,000  | 740                | 740           | 6         | 1918            | 4    | 3600     | N    | N           | 2423 2ND AVE W        |
| 002      | 524480 | 1275  | 11/21/06  | \$301,000  | 740                | 0             | 6         | 1916            | 4    | 3943     | N    | N           | 2609 3RD AVE N        |
| 002      | 524480 | 1275  | 2/14/06   | \$295,000  | 740                | 0             | 6         | 1916            | 4    | 3943     | N    | N           | 2609 3RD AVE N        |
| 002      | 787150 | 0691  | 11/14/06  | \$490,000  | 770                | 180           | 6         | 1927            | 3    | 2360     | N    | N           | 2419 10TH AVE W       |
| 002      | 197220 | 5670  | 3/27/06   | \$360,000  | 770                | 0             | 6         | 1907            | 3    | 1950     | Y    | N           | 32 FLORENTIA ST       |
| 002      | 681910 | 0326  | 5/13/05   | \$440,000  | 840                | 770           | 6         | 1947            | 3    | 3000     | N    | N           | 8 W FULTON ST         |
| 002      | 681910 | 0326  | 3/15/04   | \$398,500  | 840                | 770           | 6         | 1947            | 3    | 3000     | N    | N           | 8 W FULTON ST         |
| 002      | 277060 | 5265  | 8/12/05   | \$412,000  | 840                | 0             | 6         | 1904            | 3    | 6000     | N    | N           | 3228 13TH AVE W       |
| 002      | 097600 | 0215  | 1/27/06   | \$590,000  | 860                | 0             | 6         | 1995            | 3    | 5815     | N    | N           | 2601 3RD AVE W        |
| 002      | 277060 | 4360  | 12/18/06  | \$455,000  | 970                | 0             | 6         | 1947            | 3    | 6000     | N    | N           | 2812 14TH AVE W       |
| 002      | 890000 | 0125  | 1/30/04   | \$423,500  | 1010               | 160           | 6         | 1910            | 3    | 3810     | N    | N           | 3032 4TH AVE W        |
| 002      | 890000 | 0100  | 12/20/04  | \$385,000  | 1030               | 600           | 6         | 1970            | 3    | 3810     | N    | N           | 3018 4TH AVE W        |
| 002      | 524480 | 0460  | 7/27/04   | \$365,500  | 1090               | 0             | 6         | 1920            | 4    | 4000     | Y    | N           | 2925 2ND AVE N        |
| 002      | 701320 | 0120  | 9/28/04   | \$352,000  | 400                | 280           | 7         | 1920            | 3    | 813      | N    | N           | 400 W MCGRAW PL       |
| 002      | 286710 | 0120  | 8/11/05   | \$427,000  | 620                | 500           | 7         | 1942            | 3    | 5050     | N    | N           | 2701 8TH AVE W        |
| 002      | 265250 | 1616  | 5/10/06   | \$426,000  | 640                | 600           | 7         | 1944            | 4    | 3210     | N    | N           | 2424 QUEEN ANNE AVE N |
| 002      | 681910 | 0141  | 9/13/04   | \$464,800  | 720                | 0             | 7         | 1923            | 3    | 3400     | N    | N           | 11 W ARMOUR ST        |
| 002      | 253330 | 0135  | 4/7/06    | \$375,000  | 720                | 0             | 7         | 1919            | 3    | 2720     | N    | N           | 1008 W ARMOUR ST      |
| 002      | 265250 | 0045  | 4/28/05   | \$380,000  | 730                | 0             | 7         | 1915            | 3    | 3600     | N    | N           | 2572 3RD AVE W        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 002      | 197220 | 5640  | 7/8/05    | \$383,000  | 740                | 720           | 7         | 1925            | 3    | 1706     | Y    | N           | 12 FLORENTIA ST    |
| 002      | 253330 | 0580  | 9/23/04   | \$422,500  | 750                | 200           | 7         | 1940            | 5    | 2580     | N    | N           | 1012 W FULTON ST   |
| 002      | 701320 | 0285  | 10/30/06  | \$559,000  | 770                | 0             | 7         | 1907            | 4    | 4800     | N    | N           | 2423 3RD AVE W     |
| 002      | 277060 | 4500  | 11/28/06  | \$365,000  | 780                | 0             | 7         | 1908            | 3    | 1750     | N    | N           | 1310 W DRAVUS ST   |
| 002      | 277060 | 5460  | 11/6/06   | \$548,600  | 790                | 240           | 7         | 1946            | 3    | 6000     | Y    | N           | 3456 12TH AVE W    |
| 002      | 265250 | 0185  | 4/20/06   | \$449,000  | 800                | 0             | 7         | 1908            | 3    | 3600     | N    | N           | 2541 2ND AVE W     |
| 002      | 277060 | 5120  | 4/22/04   | \$465,000  | 800                | 200           | 7         | 1950            | 3    | 6000     | Y    | N           | 3432 13TH AVE W    |
| 002      | 940580 | 0006  | 4/2/04    | \$299,950  | 800                | 0             | 7         | 1926            | 3    | 3480     | N    | N           | 710 W MCGRAW ST    |
| 002      | 949170 | 0050  | 4/27/06   | \$482,500  | 810                | 400           | 7         | 1927            | 3    | 4080     | N    | N           | 1010 W NEWELL ST   |
| 002      | 524480 | 0530  | 11/18/05  | \$509,500  | 810                | 900           | 7         | 1923            | 4    | 4120     | N    | N           | 2910 1ST AVE N     |
| 002      | 274960 | 0245  | 4/27/04   | \$334,000  | 810                | 0             | 7         | 1948            | 3    | 4800     | N    | N           | 3415 9TH AVE W     |
| 002      | 690520 | 0045  | 5/9/05    | \$549,000  | 820                | 90            | 7         | 1918            | 3    | 5000     | Y    | N           | 3016 11TH AVE W    |
| 002      | 277060 | 5055  | 8/24/05   | \$405,000  | 820                | 180           | 7         | 1908            | 3    | 6000     | Y    | N           | 3623 12TH AVE W    |
| 002      | 701320 | 0015  | 7/20/05   | \$430,000  | 830                | 0             | 7         | 1925            | 3    | 2550     | N    | N           | 424 W MCGRAW PL    |
| 002      | 744300 | 1495  | 10/24/05  | \$430,000  | 830                | 100           | 7         | 1952            | 3    | 4200     | Y    | N           | 1016 W RUFFNER ST  |
| 002      | 701320 | 0015  | 5/28/04   | \$380,000  | 830                | 0             | 7         | 1925            | 3    | 2550     | N    | N           | 424 W MCGRAW PL    |
| 002      | 744300 | 1440  | 9/20/06   | \$640,000  | 840                | 800           | 7         | 1907            | 4    | 4400     | Y    | N           | 937 W EMERSON ST   |
| 002      | 744300 | 1440  | 5/23/06   | \$515,000  | 840                | 800           | 7         | 1907            | 4    | 4400     | Y    | N           | 937 W EMERSON ST   |
| 002      | 744300 | 1440  | 4/27/05   | \$470,000  | 840                | 800           | 7         | 1907            | 4    | 4400     | Y    | N           | 937 W EMERSON ST   |
| 002      | 265300 | 0175  | 4/24/06   | \$432,000  | 850                | 0             | 7         | 1912            | 4    | 2622     | N    | N           | 102 W MCGRAW PL    |
| 002      | 787150 | 0260  | 9/15/04   | \$391,950  | 850                | 0             | 7         | 1914            | 3    | 2675     | N    | N           | 909 W RAYE ST      |
| 002      | 524480 | 0555  | 6/23/06   | \$499,000  | 860                | 0             | 7         | 1920            | 3    | 4000     | N    | N           | 2907 WARREN AVE N  |
| 002      | 265250 | 0075  | 9/21/05   | \$495,000  | 860                | 230           | 7         | 1928            | 3    | 4800     | N    | N           | 2554 3RD AVE W     |
| 002      | 524480 | 0565  | 3/15/06   | \$400,000  | 860                | 0             | 7         | 1920            | 4    | 4000     | N    | N           | 2915 WARREN AVE N  |
| 002      | 274960 | 0095  | 5/16/06   | \$540,000  | 870                | 0             | 7         | 1924            | 3    | 4800     | Y    | N           | 3413 10TH AVE W    |
| 002      | 744300 | 1480  | 8/18/06   | \$456,000  | 880                | 0             | 7         | 1952            | 3    | 2783     | Y    | N           | 3422 9TH AVE W     |
| 002      | 524480 | 1161  | 11/16/05  | \$500,000  | 880                | 800           | 7         | 1940            | 5    | 4945     | N    | N           | 2614 3RD AVE N     |
| 002      | 681910 | 0376  | 4/22/05   | \$553,000  | 890                | 120           | 7         | 1924            | 4    | 3520     | Y    | N           | 16 W FULTON ST     |
| 002      | 242503 | 9050  | 9/27/06   | \$480,000  | 890                | 0             | 7         | 1910            | 3    | 2568     | N    | N           | 506 W SMITH ST     |
| 002      | 744300 | 0794  | 7/14/05   | \$339,000  | 910                | 410           | 7         | 2005            | 3    | 1250     | N    | N           | 626 B W EMERSON ST |
| 002      | 744300 | 0793  | 7/14/05   | \$334,000  | 910                | 410           | 7         | 2005            | 3    | 1254     | N    | N           | 624 B W EMERSON ST |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 002      | 197220 | 5725  | 5/30/06   | \$450,000  | 920                | 0             | 7         | 1953            | 2    | 3600     | Y    | N           | 112 FLORENTIA ST      |
| 002      | 169990 | 0026  | 8/8/06    | \$436,000  | 920                | 0             | 7         | 1939            | 3    | 3680     | N    | N           | 354 QUEEN ANNE DR     |
| 002      | 681910 | 0340  | 6/1/04    | \$360,000  | 920                | 0             | 7         | 1947            | 3    | 6000     | Y    | N           | 2917 QUEEN ANNE AVE N |
| 002      | 690520 | 0070  | 5/17/04   | \$389,000  | 920                | 420           | 7         | 1950            | 3    | 3673     | Y    | N           | 3042 12TH AVE W       |
| 002      | 681910 | 0260  | 6/23/04   | \$500,000  | 930                | 390           | 7         | 1940            | 3    | 6000     | Y    | N           | 2810 QUEEN ANNE AVE N |
| 002      | 524480 | 1581  | 4/21/05   | \$457,000  | 930                | 500           | 7         | 1910            | 3    | 3704     | Y    | N           | 109 NEWELL ST         |
| 002      | 744300 | 0825  | 9/22/05   | \$440,000  | 940                | 860           | 7         | 1961            | 3    | 4400     | Y    | N           | 650 W EMERSON ST      |
| 002      | 027500 | 0025  | 3/13/06   | \$575,000  | 940                | 700           | 7         | 1921            | 3    | 4890     | N    | N           | 2611 9TH AVE W        |
| 002      | 940580 | 0035  | 5/25/04   | \$475,000  | 940                | 0             | 7         | 1906            | 3    | 4800     | N    | N           | 2427 7TH AVE W        |
| 002      | 197220 | 5731  | 2/25/05   | \$395,000  | 940                | 940           | 7         | 1965            | 3    | 2160     | N    | N           | 3011 WARREN AVE N     |
| 002      | 524480 | 0455  | 2/23/06   | \$472,500  | 950                | 0             | 7         | 1908            | 4    | 4000     | N    | N           | 2921 2ND AVE N        |
| 002      | 940630 | 0077  | 1/9/06    | \$612,810  | 960                | 170           | 7         | 1910            | 3    | 1800     | N    | N           | 719 W WHEELER ST      |
| 002      | 027500 | 0020  | 6/21/06   | \$500,000  | 960                | 0             | 7         | 1920            | 3    | 4892     | N    | N           | 2615 9TH AVE W        |
| 002      | 511340 | 0324  | 2/6/06    | \$512,000  | 970                | 0             | 7         | 1946            | 3    | 4601     | N    | N           | 2655 13TH AVE W       |
| 002      | 681910 | 0402  | 7/28/05   | \$561,000  | 980                | 290           | 7         | 1955            | 4    | 2829     | Y    | N           | 11 W FLORENTIA ST     |
| 002      | 286710 | 0070  | 9/19/06   | \$592,000  | 980                | 0             | 7         | 1918            | 3    | 2760     | N    | N           | 2708 9TH AVE W        |
| 002      | 277060 | 4635  | 6/20/06   | \$507,500  | 980                | 0             | 7         | 1952            | 3    | 6000     | Y    | N           | 3417 13TH AVE W       |
| 002      | 690520 | 0060  | 4/21/06   | \$505,000  | 980                | 240           | 7         | 1922            | 3    | 5000     | N    | N           | 3032 11TH AVE W       |
| 002      | 690520 | 0181  | 12/27/06  | \$440,000  | 980                | 720           | 7         | 1949            | 3    | 4204     | N    | N           | 1209 W DRAVUS ST      |
| 002      | 342960 | 0100  | 2/10/04   | \$421,000  | 980                | 0             | 7         | 1950            | 3    | 5000     | N    | N           | 2655 8TH AVE W        |
| 002      | 277110 | 4675  | 8/19/04   | \$340,000  | 980                | 0             | 7         | 1953            | 3    | 4000     | Y    | N           | 2556 12TH AVE W       |
| 002      | 524480 | 0280  | 5/20/05   | \$655,000  | 990                | 0             | 7         | 1910            | 3    | 4000     | N    | N           | 2912 2ND AVE N        |
| 002      | 524480 | 1735  | 3/18/04   | \$440,000  | 990                | 300           | 7         | 1952            | 3    | 3360     | N    | N           | 2708 NOB HILL AVE N   |
| 002      | 511340 | 0234  | 7/20/04   | \$485,000  | 990                | 360           | 7         | 1947            | 3    | 6230     | Y    | N           | 1202 W BOTHWELL ST    |
| 002      | 342960 | 0090  | 9/28/05   | \$400,000  | 990                | 0             | 7         | 1954            | 3    | 4500     | N    | N           | 806 W BOTHWELL ST     |
| 002      | 524480 | 0235  | 1/25/06   | \$406,436  | 990                | 0             | 7         | 1910            | 3    | 4000     | N    | N           | 2931 3RD AVE N        |
| 002      | 511340 | 0219  | 2/11/05   | \$435,000  | 990                | 700           | 7         | 1947            | 3    | 4261     | Y    | N           | 2641 12TH AVE W       |
| 002      | 701320 | 0115  | 3/9/04    | \$387,000  | 990                | 0             | 7         | 1925            | 3    | 2257     | N    | N           | 406 W MCGRAW PL       |
| 002      | 511340 | 0395  | 9/17/06   | \$535,000  | 1000               | 320           | 7         | 1946            | 3    | 5324     | N    | N           | 2859 13TH AVE W       |
| 002      | 511340 | 0270  | 6/23/06   | \$520,000  | 1000               | 0             | 7         | 1947            | 3    | 7780     | Y    | N           | 2634 13TH AVE W       |
| 002      | 265250 | 0240  | 8/20/05   | \$725,000  | 1010               | 810           | 7         | 1918            | 3    | 3200     | N    | N           | 210 W SMITH ST        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 002      | 524480 | 0510  | 12/1/06   | \$672,500  | 1010               | 0             | 7         | 1923            | 3    | 4080     | Y    | N           | 2926 1ST AVE N        |
| 002      | 681910 | 0135  | 11/17/05  | \$619,000  | 1010               | 0             | 7         | 1924            | 3    | 4800     | Y    | N           | 2715 QUEEN ANNE AVE N |
| 002      | 265250 | 0190  | 8/25/06   | \$569,000  | 1010               | 120           | 7         | 1914            | 3    | 3600     | N    | N           | 2537 2ND AVE W        |
| 002      | 690520 | 0360  | 3/10/06   | \$426,400  | 1010               | 0             | 7         | 1950            | 3    | 5400     | N    | N           | 3017 13TH AVE W       |
| 002      | 511340 | 0050  | 7/25/06   | \$465,000  | 1010               | 140           | 7         | 1927            | 3    | 4945     | Y    | N           | 2830 12TH AVE W       |
| 002      | 701220 | 0095  | 4/17/06   | \$370,000  | 1010               | 0             | 7         | 1953            | 3    | 4250     | N    | N           | 310 W SMITH ST        |
| 002      | 701220 | 0175  | 12/28/04  | \$400,000  | 1010               | 0             | 7         | 1926            | 3    | 4275     | N    | N           | 2556 4TH AVE W        |
| 002      | 097600 | 0540  | 8/3/06    | \$358,000  | 1010               | 0             | 7         | 1922            | 3    | 4445     | N    | N           | 2709 4TH AVE W        |
| 002      | 524480 | 0940  | 4/23/04   | \$350,000  | 1010               | 0             | 7         | 1924            | 4    | 3055     | N    | N           | 254 NEWELL ST         |
| 002      | 690520 | 0330  | 12/26/06  | \$540,000  | 1020               | 600           | 7         | 1950            | 3    | 5442     | N    | N           | 3047 13TH AVE W       |
| 002      | 690520 | 0335  | 10/13/05  | \$450,000  | 1020               | 660           | 7         | 1951            | 3    | 5450     | N    | N           | 3041 13TH AVE W       |
| 002      | 690520 | 0330  | 6/13/05   | \$415,000  | 1020               | 600           | 7         | 1950            | 3    | 5442     | N    | N           | 3047 13TH AVE W       |
| 002      | 277060 | 5500  | 2/15/06   | \$539,000  | 1030               | 210           | 7         | 1946            | 3    | 6000     | Y    | N           | 3415 11TH AVE W       |
| 002      | 277110 | 5080  | 7/19/04   | \$456,000  | 1030               | 500           | 7         | 1913            | 3    | 4000     | Y    | N           | 2535 12TH AVE W       |
| 002      | 681910 | 0320  | 1/12/04   | \$458,500  | 1040               | 170           | 7         | 1924            | 4    | 3600     | N    | N           | 22 W ARMOUR ST        |
| 002      | 242503 | 9029  | 11/7/06   | \$591,000  | 1050               | 800           | 7         | 1928            | 4    | 3230     | N    | N           | 2511 6TH AVE W        |
| 002      | 744300 | 0645  | 3/17/04   | \$380,000  | 1060               | 800           | 7         | 1944            | 3    | 2025     | N    | N           | 810 W ARGAND ST       |
| 002      | 701320 | 0255  | 12/8/04   | \$450,000  | 1060               | 790           | 7         | 1942            | 4    | 4800     | N    | N           | 2447 3RD AVE W        |
| 002      | 690520 | 0370  | 11/15/04  | \$425,300  | 1060               | 900           | 7         | 1912            | 3    | 5576     | N    | N           | 3009 13TH AVE W       |
| 002      | 277060 | 4630  | 7/11/06   | \$560,000  | 1070               | 0             | 7         | 1949            | 3    | 6000     | Y    | N           | 3413 13TH AVE W       |
| 002      | 097600 | 0195  | 12/14/05  | \$440,000  | 1070               | 800           | 7         | 1956            | 3    | 2513     | N    | N           | 2602 4TH AVE W        |
| 002      | 277110 | 4760  | 7/19/04   | \$589,500  | 1070               | 770           | 7         | 1952            | 3    | 5000     | Y    | N           | 2501 11TH AVE W       |
| 002      | 744300 | 0795  | 9/14/06   | \$404,000  | 1076               | 0             | 7         | 1922            | 3    | 1869     | N    | N           | 626 W EMERSON ST      |
| 002      | 701520 | 0235  | 4/16/04   | \$484,000  | 1080               | 430           | 7         | 1940            | 3    | 6570     | Y    | N           | 802 W ETRURIA ST      |
| 002      | 511340 | 0145  | 1/18/06   | \$509,140  | 1080               | 1080          | 7         | 1924            | 3    | 5656     | N    | N           | 2615 11TH AVE W       |
| 002      | 701520 | 0690  | 1/27/06   | \$529,950  | 1090               | 690           | 7         | 1940            | 3    | 4866     | N    | N           | 3222 8TH AVE W        |
| 002      | 511340 | 0100  | 6/14/05   | \$455,000  | 1090               | 1090          | 7         | 1929            | 3    | 4061     | Y    | N           | 2705 11TH AVE W       |
| 002      | 796510 | 0141  | 5/13/05   | \$475,000  | 1100               | 400           | 7         | 1909            | 3    | 2800     | N    | N           | 706 W HALLADAY ST     |
| 002      | 701520 | 0855  | 4/29/04   | \$480,000  | 1100               | 500           | 7         | 1940            | 3    | 5322     | Y    | N           | 711 W ETRURIA ST      |
| 002      | 265250 | 1615  | 5/9/06    | \$506,500  | 1110               | 800           | 7         | 1946            | 4    | 3995     | N    | N           | 2428 QUEEN ANNE AVE N |
| 002      | 744300 | 1466  | 4/11/05   | \$428,000  | 1110               | 880           | 7         | 1995            | 3    | 2703     | N    | N           | 3436 9TH AVE W        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 002      | 277160 | 1845  | 3/29/06   | \$425,000  | 1110               | 960           | 7         | 1927            | 3    | 8000     | Y    | N           | 2219 11TH AVE W    |
| 002      | 701520 | 0305  | 10/6/06   | \$625,000  | 1120               | 800           | 7         | 1952            | 3    | 5174     | Y    | N           | 3222 10TH AVE W    |
| 002      | 766270 | 0025  | 12/22/06  | \$585,000  | 1120               | 700           | 7         | 1957            | 3    | 5000     | N    | N           | 1017 W NEWELL ST   |
| 002      | 286710 | 0071  | 12/18/06  | \$650,000  | 1130               | 0             | 7         | 1918            | 3    | 2745     | N    | N           | 2704 9TH AVE W     |
| 002      | 701520 | 0916  | 5/30/06   | \$565,000  | 1130               | 240           | 7         | 1946            | 3    | 4513     | N    | N           | 735 W FLORENTIA PL |
| 002      | 690520 | 0220  | 2/23/06   | \$483,000  | 1130               | 0             | 7         | 1948            | 3    | 4484     | Y    | N           | 3011 12TH AVE W    |
| 002      | 097600 | 0165  | 11/22/04  | \$360,000  | 1130               | 360           | 7         | 1950            | 3    | 4445     | N    | N           | 2612 4TH AVE W     |
| 002      | 701520 | 0700  | 6/20/06   | \$472,500  | 1140               | 0             | 7         | 1954            | 3    | 5530     | N    | N           | 717 W CREMONA ST   |
| 002      | 701520 | 0760  | 8/16/05   | \$556,050  | 1140               | 750           | 7         | 1948            | 3    | 5556     | Y    | N           | 723 W DRAVUS ST    |
| 002      | 701520 | 0760  | 7/12/04   | \$473,750  | 1140               | 750           | 7         | 1948            | 3    | 5556     | Y    | N           | 723 W DRAVUS ST    |
| 002      | 701320 | 0200  | 7/14/06   | \$412,500  | 1140               | 0             | 7         | 1924            | 3    | 4800     | N    | N           | 2428 4TH AVE W     |
| 002      | 524480 | 0190  | 10/3/05   | \$635,000  | 1150               | 0             | 7         | 1920            | 3    | 4000     | N    | N           | 2906 MAYFAIR AVE N |
| 002      | 097600 | 0445  | 10/17/06  | \$595,000  | 1150               | 700           | 7         | 1917            | 3    | 4999     | N    | N           | 2710 5TH AVE W     |
| 002      | 524480 | 0190  | 1/28/05   | \$550,000  | 1150               | 0             | 7         | 1920            | 3    | 4000     | N    | N           | 2906 MAYFAIR AVE N |
| 002      | 242503 | 9077  | 9/5/06    | \$605,500  | 1160               | 400           | 7         | 1916            | 3    | 4206     | N    | N           | 422 W SMITH ST     |
| 002      | 690520 | 0321  | 4/8/05    | \$415,000  | 1160               | 0             | 7         | 1918            | 3    | 5457     | N    | N           | 1309 W DRAVUS ST   |
| 002      | 787150 | 0350  | 3/4/06    | \$711,000  | 1170               | 0             | 7         | 1907            | 3    | 3200     | N    | N           | 914 W HALLADAY ST  |
| 002      | 787150 | 0350  | 3/10/05   | \$503,000  | 1170               | 0             | 7         | 1907            | 3    | 3200     | N    | N           | 914 W HALLADAY ST  |
| 002      | 744300 | 0491  | 11/18/05  | \$430,000  | 1180               | 590           | 7         | 2001            | 3    | 1031     | Y    | N           | 665 W EMERSON ST   |
| 002      | 511340 | 0469  | 9/7/05    | \$595,000  | 1190               | 400           | 7         | 1993            | 3    | 4977     | Y    | N           | 2847 12TH AVE W    |
| 002      | 097600 | 0560  | 5/17/05   | \$445,000  | 1190               | 0             | 7         | 1922            | 3    | 4445     | N    | N           | 2717 4TH AVE W     |
| 002      | 701520 | 0220  | 5/25/06   | \$638,000  | 1200               | 800           | 7         | 1937            | 3    | 6600     | Y    | N           | 3213 CONKLING PL W |
| 002      | 242503 | 9065  | 7/10/06   | \$549,950  | 1200               | 360           | 7         | 1928            | 3    | 6008     | N    | N           | 2581 5TH AVE W     |
| 002      | 701520 | 0220  | 3/3/04    | \$500,000  | 1200               | 800           | 7         | 1937            | 3    | 6600     | Y    | N           | 3213 CONKLING PL W |
| 002      | 265300 | 0280  | 7/11/05   | \$510,000  | 1210               | 0             | 7         | 1919            | 3    | 3600     | N    | N           | 2436 2ND AVE W     |
| 002      | 265300 | 0280  | 9/16/04   | \$355,000  | 1210               | 0             | 7         | 1919            | 3    | 3600     | N    | N           | 2436 2ND AVE W     |
| 002      | 511340 | 0590  | 4/12/06   | \$555,000  | 1220               | 150           | 7         | 1946            | 3    | 4685     | N    | N           | 2854 13TH AVE W    |
| 002      | 274960 | 0005  | 4/26/06   | \$425,000  | 1220               | 0             | 7         | 1952            | 3    | 4800     | N    | N           | 1017 W RUFFNER ST  |
| 002      | 277060 | 4545  | 3/9/05    | \$516,000  | 1220               | 1000          | 7         | 1955            | 3    | 6000     | Y    | N           | 3247 13TH AVE W    |
| 002      | 787150 | 0460  | 6/2/04    | \$320,000  | 1240               | 0             | 7         | 1915            | 3    | 3060     | N    | N           | 2580 11TH AVE W    |
| 002      | 787150 | 0460  | 10/26/04  | \$582,000  | 1240               | 0             | 7         | 1915            | 3    | 3060     | N    | N           | 2580 11TH AVE W    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 002      | 277060 | 4445  | 11/28/05  | \$491,000  | 1240               | 0             | 7         | 1945            | 3    | 6000     | N    | N           | 3246 14TH AVE W       |
| 002      | 701520 | 0215  | 6/1/05    | \$599,000  | 1250               | 400           | 7         | 1937            | 3    | 6620     | Y    | N           | 3219 CONKLING PL W    |
| 002      | 524480 | 1270  | 8/31/04   | \$420,000  | 1250               | 0             | 7         | 1984            | 3    | 3943     | N    | N           | 2607 3RD AVE N        |
| 002      | 744300 | 0835  | 10/13/05  | \$600,000  | 1260               | 520           | 7         | 1949            | 3    | 6600     | Y    | N           | 656 W EMERSON ST      |
| 002      | 277060 | 4782  | 12/12/06  | \$453,000  | 1264               | 0             | 7         | 2002            | 3    | 2203     | Y    | N           | 3641 B 13TH AVE W     |
| 002      | 277060 | 4782  | 6/18/04   | \$359,950  | 1264               | 0             | 7         | 2002            | 3    | 2203     | Y    | N           | 3641 B 13TH AVE W     |
| 002      | 744300 | 1470  | 9/28/05   | \$688,900  | 1270               | 880           | 7         | 1952            | 3    | 4505     | Y    | N           | 3432 9TH AVE W        |
| 002      | 277060 | 4333  | 10/24/06  | \$495,000  | 1270               | 340           | 7         | 1992            | 3    | 1500     | N    | N           | 2841 PROSCH AVE W     |
| 002      | 524480 | 1140  | 6/20/06   | \$550,000  | 1270               | 0             | 7         | 1927            | 4    | 4300     | N    | N           | 2626 3RD AVE N        |
| 002      | 524480 | 0430  | 7/20/04   | \$465,000  | 1270               | 580           | 7         | 1992            | 3    | 4000     | Y    | N           | 2901 2ND AVE N        |
| 002      | 511340 | 0255  | 9/22/04   | \$360,000  | 1270               | 500           | 7         | 1947            | 3    | 5737     | N    | N           | 2646 13TH AVE W       |
| 002      | 242503 | 9084  | 10/27/04  | \$471,500  | 1290               | 0             | 7         | 1916            | 3    | 4208     | N    | N           | 2510 5TH AVE W        |
| 002      | 701320 | 0151  | 8/16/04   | \$380,000  | 1290               | 0             | 7         | 1910            | 3    | 2550     | N    | N           | 408 W MCGRAW ST       |
| 002      | 192504 | 9058  | 3/29/06   | \$590,000  | 1300               | 0             | 7         | 1955            | 3    | 16514    | N    | N           | 2538 MAYFAIR AVE N    |
| 002      | 690520 | 0035  | 3/25/04   | \$477,500  | 1300               | 0             | 7         | 1918            | 4    | 5000     | Y    | N           | 3006 11TH AVE W       |
| 002      | 242503 | 9074  | 3/30/05   | \$482,500  | 1310               | 0             | 7         | 1916            | 3    | 4208     | N    | N           | 2506 5TH AVE W        |
| 002      | 701170 | 0055  | 3/10/04   | \$510,000  | 1320               | 0             | 7         | 1910            | 5    | 3300     | N    | N           | 611 W PLEASANT PL     |
| 002      | 265250 | 1300  | 6/5/06    | \$764,000  | 1330               | 960           | 7         | 1915            | 4    | 4680     | N    | N           | 2527 1ST AVE N        |
| 002      | 274960 | 0006  | 5/31/06   | \$503,000  | 1330               | 0             | 7         | 1952            | 3    | 4800     | N    | N           | 1023 W RUFFNER ST     |
| 002      | 524480 | 1470  | 10/31/05  | \$480,000  | 1330               | 0             | 7         | 1910            | 4    | 1724     | Y    | N           | 2637 2ND AVE N        |
| 002      | 277060 | 5090  | 12/6/06   | \$475,000  | 1340               | 0             | 7         | 1915            | 3    | 6000     | Y    | N           | 3657 12TH AVE W       |
| 002      | 690520 | 0365  | 11/2/04   | \$464,000  | 1340               | 420           | 7         | 1956            | 3    | 5136     | N    | N           | 3011 13TH AVE W       |
| 002      | 701520 | 0850  | 11/1/06   | \$739,000  | 1350               | 630           | 7         | 1946            | 3    | 6459     | Y    | N           | 715 W ETRURIA ST      |
| 002      | 511340 | 0290  | 5/13/05   | \$450,000  | 1350               | 800           | 7         | 1947            | 3    | 8261     | Y    | N           | 1234 W BOTHWELL ST    |
| 002      | 265250 | 1915  | 6/23/06   | \$560,000  | 1360               | 0             | 7         | 1906            | 3    | 3150     | N    | N           | 106 W MCGRAW ST       |
| 002      | 511340 | 0535  | 5/6/04    | \$595,000  | 1360               | 300           | 7         | 1946            | 3    | 5401     | N    | N           | 2802 13TH AVE W       |
| 002      | 299180 | 0010  | 8/10/04   | \$395,000  | 1370               | 760           | 7         | 1908            | 4    | 2550     | N    | N           | 710 W WHEELER ST      |
| 002      | 265250 | 1690  | 3/27/06   | \$499,950  | 1370               | 0             | 7         | 1905            | 3    | 3600     | N    | N           | 2425 QUEEN ANNE AVE N |
| 002      | 197220 | 5697  | 8/29/05   | \$390,000  | 1370               | 220           | 7         | 2003            | 3    | 1404     | Y    | N           | 44 FLORENTIA ST       |
| 002      | 744300 | 1355  | 9/2/04    | \$506,950  | 1370               | 900           | 7         | 1927            | 3    | 4280     | Y    | N           | 900 W EMERSON ST      |
| 002      | 299180 | 0010  | 2/4/05    | \$521,000  | 1370               | 760           | 7         | 1908            | 4    | 2550     | N    | N           | 710 W WHEELER ST      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 002      | 274960 | 0060  | 7/29/04   | \$500,000  | 1370               | 320           | 7         | 1963            | 3    | 4800     | N    | N           | 3412 11TH AVE W       |
| 002      | 796510 | 0045  | 11/23/04  | \$450,000  | 1380               | 290           | 7         | 1956            | 3    | 5400     | N    | N           | 2527 7TH AVE W        |
| 002      | 265250 | 1495  | 9/8/04    | \$615,000  | 1390               | 430           | 7         | 1922            | 4    | 5400     | N    | N           | 2415 1ST AVE N        |
| 002      | 265250 | 1330  | 8/11/06   | \$545,000  | 1390               | 200           | 7         | 1917            | 4    | 4800     | N    | N           | 2515 1ST AVE N        |
| 002      | 265250 | 1395  | 8/16/04   | \$415,000  | 1400               | 100           | 7         | 1910            | 3    | 1680     | N    | N           | 15 SMITH ST           |
| 002      | 265250 | 0600  | 2/17/05   | \$426,000  | 1400               | 0             | 7         | 1908            | 3    | 4200     | N    | N           | 2517 1ST AVE W        |
| 002      | 277060 | 5549  | 12/23/04  | \$540,000  | 1410               | 0             | 7         | 1908            | 3    | 4705     | Y    | N           | 3614 12TH AVE W       |
| 002      | 277060 | 5549  | 12/13/06  | \$415,000  | 1410               | 0             | 7         | 1908            | 3    | 4705     | Y    | N           | 3614 12TH AVE W       |
| 002      | 949170 | 0055  | 10/13/04  | \$455,000  | 1410               | 0             | 7         | 1927            | 3    | 4080     | N    | N           | 1014 W NEWELL ST      |
| 002      | 277110 | 6025  | 7/21/06   | \$705,000  | 1430               | 600           | 7         | 1938            | 3    | 4000     | Y    | N           | 1201 W RAYE ST        |
| 002      | 744300 | 0850  | 2/16/05   | \$419,950  | 1430               | 0             | 7         | 1949            | 3    | 4400     | Y    | N           | 668 W EMERSON ST      |
| 002      | 277110 | 6025  | 2/2/05    | \$465,000  | 1430               | 600           | 7         | 1938            | 3    | 4000     | Y    | N           | 1201 W RAYE ST        |
| 002      | 890000 | 0360  | 7/7/04    | \$725,000  | 1440               | 1630          | 7         | 1972            | 3    | 7200     | Y    | N           | 3018 5TH AVE W        |
| 002      | 949170 | 0005  | 11/16/05  | \$550,000  | 1460               | 0             | 7         | 1904            | 3    | 3672     | Y    | N           | 2714 11TH AVE W       |
| 002      | 265250 | 0964  | 2/9/04    | \$365,000  | 1460               | 0             | 7         | 1976            | 3    | 5400     | N    | N           | 2517 QUEEN ANNE AVE N |
| 002      | 701520 | 0490  | 12/15/04  | \$538,000  | 1480               | 1480          | 7         | 1927            | 3    | 5363     | Y    | N           | 3246 CONKLING PL W    |
| 002      | 277060 | 5255  | 11/6/06   | \$545,000  | 1490               | 0             | 7         | 1978            | 3    | 6000     | N    | N           | 3236 13TH AVE W       |
| 002      | 265250 | 0025  | 4/16/04   | \$424,500  | 1490               | 0             | 7         | 1926            | 3    | 4500     | N    | N           | 2578 3RD AVE W        |
| 002      | 511340 | 0029  | 12/6/04   | \$549,000  | 1500               | 0             | 7         | 1946            | 3    | 4976     | Y    | N           | 2858 12TH AVE W       |
| 002      | 940630 | 0015  | 7/20/04   | \$405,000  | 1500               | 0             | 7         | 1910            | 4    | 6000     | N    | N           | 2406 9TH AVE W        |
| 002      | 701220 | 0025  | 3/1/04    | \$360,000  | 1520               | 360           | 7         | 1924            | 3    | 3865     | N    | N           | 402 W SMITH ST        |
| 002      | 927020 | 0090  | 1/4/06    | \$539,950  | 1520               | 0             | 7         | 1906            | 3    | 3600     | N    | N           | 2422 6TH AVE W        |
| 002      | 701520 | 0800  | 6/14/05   | \$634,000  | 1540               | 220           | 7         | 1927            | 3    | 5488     | Y    | N           | 720 W ETRURIA ST      |
| 002      | 701520 | 0625  | 12/12/06  | \$623,000  | 1540               | 240           | 7         | 1926            | 3    | 5653     | N    | N           | 3318 8TH AVE W        |
| 002      | 285120 | 0095  | 1/5/04    | \$626,950  | 1550               | 600           | 7         | 1910            | 3    | 5080     | N    | N           | 2569 4TH AVE W        |
| 002      | 265250 | 1670  | 3/9/06    | \$599,000  | 1560               | 0             | 7         | 1906            | 3    | 5400     | N    | N           | 2435 QUEEN ANNE AVE N |
| 002      | 277060 | 4995  | 9/7/06    | \$581,500  | 1560               | 0             | 7         | 1952            | 3    | 6000     | Y    | N           | 3636 13TH AVE W       |
| 002      | 265250 | 0005  | 8/5/04    | \$525,000  | 1570               | 0             | 7         | 1926            | 3    | 1963     | N    | N           | 2586 3RD AVE W        |
| 002      | 701520 | 0450  | 8/27/04   | \$420,000  | 1600               | 0             | 7         | 1952            | 3    | 6330     | N    | N           | 814 W DRAVUS ST       |
| 002      | 927020 | 0190  | 11/27/06  | \$550,000  | 1620               | 0             | 7         | 1904            | 3    | 5400     | N    | N           | 2447 5TH AVE W        |
| 002      | 927020 | 0190  | 1/11/05   | \$376,000  | 1620               | 0             | 7         | 1904            | 3    | 5400     | N    | N           | 2447 5TH AVE W        |

**Improved Sales Used in this Annual Update Analysis  
Area 12  
(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 002      | 701320 | 0135  | 7/6/06    | \$725,000  | 1630               | 0             | 7         | 1914            | 3    | 4695     | N    | N           | 2417 4TH AVE W        |
| 002      | 690520 | 0265  | 5/18/05   | \$567,500  | 1630               | 0             | 7         | 1949            | 4    | 4500     | Y    | N           | 3006 13TH AVE W       |
| 002      | 681910 | 0375  | 5/17/05   | \$685,000  | 1640               | 170           | 7         | 1924            | 3    | 4000     | Y    | N           | 2901 1ST AVE N        |
| 002      | 681910 | 0375  | 2/2/05    | \$525,000  | 1640               | 170           | 7         | 1924            | 3    | 4000     | Y    | N           | 2901 1ST AVE N        |
| 002      | 253330 | 0410  | 8/11/06   | \$812,000  | 1650               | 850           | 7         | 1911            | 3    | 4000     | N    | N           | 2914 9TH AVE W        |
| 002      | 277060 | 4336  | 3/10/05   | \$439,900  | 1660               | 140           | 7         | 1994            | 3    | 1592     | N    | N           | 2837 PROSCH AVE W     |
| 002      | 277060 | 4740  | 5/13/05   | \$507,500  | 1670               | 990           | 7         | 1963            | 3    | 9000     | N    | N           | 3603 13TH AVE W       |
| 002      | 265300 | 0270  | 8/3/04    | \$545,000  | 1690               | 120           | 7         | 1925            | 3    | 5400     | N    | N           | 2440 2ND AVE W        |
| 002      | 949170 | 0006  | 6/30/04   | \$443,000  | 1690               | 0             | 7         | 1909            | 3    | 3672     | Y    | N           | 2712 11TH AVE W       |
| 002      | 253330 | 0490  | 10/23/06  | \$713,500  | 1700               | 0             | 7         | 1909            | 3    | 6000     | N    | N           | 2920 10TH PL W        |
| 002      | 342960 | 0062  | 10/25/04  | \$755,000  | 1720               | 0             | 7         | 1922            | 5    | 2450     | N    | N           | 2650 9TH AVE W        |
| 002      | 253330 | 0440  | 2/20/04   | \$489,000  | 1720               | 0             | 7         | 1904            | 3    | 4000     | Y    | N           | 2928 9TH AVE W        |
| 002      | 701320 | 0301  | 2/21/06   | \$575,000  | 1800               | 180           | 7         | 1911            | 3    | 3000     | N    | N           | 2411 3RD AVE W        |
| 002      | 787150 | 0335  | 11/28/05  | \$597,000  | 1840               | 0             | 7         | 1937            | 3    | 4000     | N    | N           | 2562 10TH AVE W       |
| 002      | 927020 | 0275  | 7/28/04   | \$411,000  | 1840               | 0             | 7         | 1905            | 3    | 3600     | N    | N           | 2411 5TH AVE W        |
| 002      | 097600 | 0630  | 3/3/05    | \$545,000  | 1850               | 0             | 7         | 1986            | 3    | 4763     | Y    | N           | 2818 4TH AVE W        |
| 002      | 796510 | 0215  | 10/21/04  | \$854,000  | 1870               | 1000          | 7         | 1925            | 3    | 7200     | N    | N           | 2566 8TH AVE W        |
| 002      | 265250 | 1215  | 2/28/05   | \$400,000  | 1880               | 0             | 7         | 1924            | 4    | 3720     | Y    | N           | 15 RAYE ST            |
| 002      | 265250 | 1215  | 9/6/05    | \$660,000  | 1880               | 0             | 7         | 1924            | 4    | 3720     | Y    | N           | 15 RAYE ST            |
| 002      | 285120 | 0060  | 2/22/05   | \$555,000  | 1900               | 950           | 7         | 1910            | 3    | 4956     | N    | N           | 2560 5TH AVE W        |
| 002      | 265250 | 2310  | 12/7/05   | \$676,500  | 1920               | 0             | 7         | 1914            | 4    | 5400     | N    | N           | 2426 3RD AVE W        |
| 002      | 265250 | 1028  | 5/5/04    | \$619,000  | 1930               | 0             | 7         | 1924            | 4    | 4960     | Y    | N           | 2556 QUEEN ANNE AVE N |
| 002      | 274960 | 0110  | 2/7/05    | \$535,000  | 2000               | 450           | 7         | 1953            | 3    | 7200     | Y    | N           | 3429 10TH AVE W       |
| 002      | 890000 | 0265  | 4/20/04   | \$540,000  | 2040               | 790           | 7         | 1924            | 3    | 4688     | N    | N           | 3015 4TH AVE W        |
| 002      | 274960 | 0100  | 8/12/05   | \$549,000  | 2100               | 460           | 7         | 1914            | 3    | 7200     | Y    | N           | 3421 10TH AVE W       |
| 002      | 277160 | 1945  | 7/26/05   | \$799,000  | 2230               | 480           | 7         | 1908            | 3    | 3760     | Y    | N           | 1959 11TH AVE W       |
| 002      | 277060 | 3780  | 3/10/06   | \$547,000  | 2320               | 0             | 7         | 1905            | 3    | 4500     | N    | N           | 3031 14TH AVE W       |
| 002      | 097600 | 0005  | 3/14/06   | \$659,000  | 2760               | 0             | 7         | 1948            | 3    | 7938     | N    | N           | 417 W NEWELL ST       |
| 002      | 744300 | 0515  | 4/24/06   | \$790,000  | 2910               | 1460          | 7         | 1973            | 3    | 7260     | Y    | N           | 645 W EMERSON ST      |
| 002      | 744300 | 0515  | 4/23/04   | \$699,000  | 2910               | 1460          | 7         | 1973            | 3    | 7260     | Y    | N           | 645 W EMERSON ST      |
| 002      | 265250 | 0006  | 11/7/05   | \$430,000  | 800                | 390           | 8         | 2005            | 3    | 936      | N    | N           | 2584 B 3RD AVE W      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 002      | 265250 | 0007  | 10/11/05  | \$432,500  | 800                | 390           | 8         | 2005            | 3    | 1581     | N    | N           | 2584 A 3RD AVE W      |
| 002      | 681910 | 0280  | 3/1/06    | \$659,500  | 920                | 700           | 8         | 1926            | 3    | 2750     | Y    | N           | 2807 QUEEN ANNE AVE N |
| 002      | 524480 | 0130  | 12/5/06   | \$589,000  | 930                | 0             | 8         | 1914            | 5    | 2760     | Y    | N           | 2912 3RD AVE N        |
| 002      | 265250 | 1890  | 2/22/05   | \$485,000  | 950                | 0             | 8         | 1907            | 3    | 3960     | N    | N           | 2417 1ST AVE W        |
| 002      | 511340 | 0024  | 7/21/04   | \$450,000  | 960                | 300           | 8         | 1946            | 3    | 4971     | Y    | N           | 2862 12TH AVE W       |
| 002      | 277110 | 4925  | 5/7/04    | \$445,000  | 970                | 640           | 8         | 1955            | 3    | 4000     | Y    | N           | 2540 13TH AVE W       |
| 002      | 253330 | 0060  | 4/19/05   | \$551,000  | 990                | 400           | 8         | 1930            | 3    | 3000     | N    | N           | 1019 W FULTON ST      |
| 002      | 701520 | 0685  | 11/11/05  | \$628,000  | 1000               | 800           | 8         | 1941            | 5    | 5700     | N    | N           | 3216 8TH AVE W        |
| 002      | 242503 | 9017  | 3/3/05    | \$450,000  | 1010               | 740           | 8         | 2005            | 3    | 2640     | N    | N           | 2541 8TH AVE W        |
| 002      | 242503 | 9017  | 7/20/05   | \$699,000  | 1010               | 740           | 8         | 2005            | 3    | 2640     | N    | N           | 2541 8TH AVE W        |
| 002      | 690520 | 0125  | 8/13/04   | \$430,000  | 1030               | 240           | 8         | 1947            | 3    | 4945     | Y    | N           | 3010 12TH AVE W       |
| 002      | 787150 | 0215  | 4/20/04   | \$362,000  | 1030               | 300           | 8         | 1915            | 3    | 1800     | N    | N           | 908 W HALLADAY ST     |
| 002      | 681910 | 0145  | 11/21/06  | \$546,000  | 1040               | 0             | 8         | 1923            | 4    | 3600     | Y    | N           | 2725 QUEEN ANNE AVE N |
| 002      | 524480 | 0660  | 9/23/05   | \$516,600  | 1040               | 520           | 8         | 1954            | 3    | 4000     | Y    | N           | 2705 WARREN AVE N     |
| 002      | 701520 | 0960  | 5/5/04    | \$480,000  | 1050               | 480           | 8         | 1955            | 3    | 6124     | N    | N           | 835 W ETRURIA ST      |
| 002      | 701520 | 0075  | 9/27/04   | \$418,000  | 1060               | 800           | 8         | 1958            | 3    | 5500     | Y    | N           | 3206 11TH AVE W       |
| 002      | 253330 | 0045  | 12/15/05  | \$543,000  | 1070               | 870           | 8         | 1910            | 3    | 4000     | Y    | N           | 2816 11TH AVE W       |
| 002      | 192930 | 0159  | 8/20/04   | \$535,000  | 1070               | 600           | 8         | 1950            | 4    | 5445     | Y    | N           | 360 QUEEN ANNE DR     |
| 002      | 701520 | 0370  | 7/21/06   | \$679,000  | 1100               | 420           | 8         | 1949            | 3    | 4875     | N    | N           | 3327 9TH AVE W        |
| 002      | 524480 | 0650  | 6/28/05   | \$547,000  | 1100               | 0             | 8         | 1927            | 5    | 2800     | N    | N           | 2702 1ST AVE N        |
| 002      | 701520 | 0370  | 9/21/05   | \$510,000  | 1100               | 420           | 8         | 1949            | 3    | 4875     | N    | N           | 3327 9TH AVE W        |
| 002      | 277060 | 5346  | 11/9/05   | \$525,000  | 1100               | 240           | 8         | 1951            | 3    | 6000     | Y    | N           | 3251 12TH AVE W       |
| 002      | 701520 | 0955  | 5/30/06   | \$625,000  | 1110               | 800           | 8         | 1956            | 3    | 4230     | N    | N           | 839 W ETRURIA ST      |
| 002      | 253330 | 0610  | 3/20/06   | \$542,500  | 1120               | 0             | 8         | 1919            | 3    | 4500     | Y    | N           | 2912 11TH AVE W       |
| 002      | 265250 | 1880  | 12/2/04   | \$565,000  | 1120               | 120           | 8         | 1907            | 4    | 4796     | N    | N           | 2419 1ST AVE W        |
| 002      | 787150 | 0405  | 9/26/05   | \$470,000  | 1140               | 100           | 8         | 1928            | 4    | 4200     | N    | N           | 2567 10TH AVE W       |
| 002      | 681910 | 0201  | 5/11/04   | \$545,000  | 1150               | 760           | 8         | 1927            | 4    | 4782     | Y    | N           | 2718 QUEEN ANNE AVE N |
| 002      | 274960 | 0120  | 4/26/04   | \$460,000  | 1180               | 0             | 8         | 1965            | 3    | 4800     | Y    | N           | 3433 10TH AVE W       |
| 002      | 097600 | 0320  | 10/22/04  | \$751,500  | 1190               | 900           | 8         | 1949            | 3    | 3350     | Y    | N           | 2702 4TH AVE W        |
| 002      | 277060 | 4240  | 8/3/05    | \$648,000  | 1190               | 1190          | 8         | 1950            | 3    | 8300     | Y    | N           | 2573 13TH AVE W       |
| 002      | 197220 | 5685  | 8/16/06   | \$527,700  | 1200               | 0             | 8         | 1993            | 3    | 3600     | Y    | N           | 40 FLORENTIA ST       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 002      | 690520 | 0010  | 2/10/05   | \$597,500  | 1200               | 920           | 8         | 1952            | 5    | 7350     | N    | N           | 3008 10TH AVE W     |
| 002      | 197220 | 5685  | 1/8/04    | \$379,950  | 1200               | 0             | 8         | 1993            | 3    | 3600     | Y    | N           | 40 FLORENTIA ST     |
| 002      | 701520 | 1095  | 8/6/04    | \$400,000  | 1210               | 0             | 8         | 1952            | 3    | 5200     | N    | N           | 3050 11TH AVE W     |
| 002      | 265250 | 0175  | 7/12/04   | \$526,500  | 1210               | 1000          | 8         | 1912            | 4    | 4500     | N    | N           | 2543 2ND AVE W      |
| 002      | 027500 | 0035  | 8/7/06    | \$555,000  | 1220               | 0             | 8         | 1918            | 3    | 2790     | N    | N           | 2603 9TH AVE W      |
| 002      | 796510 | 0237  | 4/23/04   | \$527,000  | 1220               | 190           | 8         | 1914            | 3    | 2600     | N    | N           | 714 W HALLADAY ST   |
| 002      | 787150 | 0730  | 9/22/06   | \$638,000  | 1240               | 600           | 8         | 1925            | 3    | 2829     | N    | N           | 2411 WESTVIEW DR W  |
| 002      | 701170 | 0037  | 10/17/06  | \$575,000  | 1240               | 0             | 8         | 1917            | 3    | 3286     | N    | N           | 2564 7TH AVE W      |
| 002      | 097600 | 0790  | 7/26/06   | \$542,650  | 1240               | 0             | 8         | 1985            | 3    | 4763     | N    | N           | 2904 4TH AVE W      |
| 002      | 277060 | 4195  | 11/21/05  | \$542,000  | 1240               | 1050          | 8         | 1960            | 3    | 5000     | Y    | N           | 2527 13TH AVE W     |
| 002      | 690520 | 0345  | 12/10/04  | \$579,000  | 1260               | 900           | 8         | 1954            | 3    | 5400     | N    | N           | 3033 13TH AVE W     |
| 002      | 701520 | 0010  | 10/23/06  | \$699,950  | 1280               | 0             | 8         | 1938            | 3    | 5164     | Y    | N           | 3261 10TH AVE W     |
| 002      | 701520 | 0010  | 2/23/05   | \$582,000  | 1280               | 0             | 8         | 1938            | 3    | 5164     | Y    | N           | 3261 10TH AVE W     |
| 002      | 286710 | 0380  | 4/20/06   | \$609,500  | 1290               | 450           | 8         | 1930            | 4    | 6000     | Y    | N           | 821 W BARRETT ST    |
| 002      | 524480 | 1095  | 12/27/04  | \$483,000  | 1290               | 0             | 8         | 2006            | 3    | 3600     | Y    | N           | 2634 NOB HILL AVE N |
| 002      | 701320 | 0125  | 12/15/06  | \$661,000  | 1310               | 300           | 8         | 1928            | 3    | 2075     | N    | N           | 409 W MCGRAW PL     |
| 002      | 524480 | 1325  | 3/5/06    | \$587,000  | 1310               | 600           | 8         | 1909            | 5    | 4760     | N    | N           | 2637 3RD AVE N      |
| 002      | 796510 | 0130  | 6/25/04   | \$662,000  | 1320               | 120           | 8         | 1911            | 4    | 3600     | N    | N           | 2506 8TH AVE W      |
| 002      | 027500 | 0050  | 6/8/04    | \$539,500  | 1330               | 0             | 8         | 1920            | 3    | 3150     | Y    | N           | 2602 10TH AVE W     |
| 002      | 690520 | 0130  | 8/23/05   | \$540,000  | 1330               | 360           | 8         | 1948            | 3    | 4800     | Y    | N           | 3016 12TH AVE W     |
| 002      | 277060 | 5385  | 5/4/05    | \$538,000  | 1350               | 0             | 8         | 1987            | 3    | 6000     | Y    | N           | 3226 12TH AVE W     |
| 002      | 265250 | 2040  | 2/23/06   | \$616,500  | 1360               | 0             | 8         | 1907            | 3    | 2400     | N    | N           | 114 W MCGRAW ST     |
| 002      | 197220 | 5720  | 3/11/05   | \$469,000  | 1360               | 960           | 8         | 1979            | 3    | 3600     | Y    | N           | 110 FLORENTIA ST    |
| 002      | 524480 | 1425  | 12/12/06  | \$650,000  | 1380               | 580           | 8         | 1918            | 5    | 4000     | Y    | N           | 2631 MAYFAIR AVE N  |
| 002      | 277060 | 4347  | 8/17/06   | \$481,000  | 1390               | 150           | 8         | 1995            | 3    | 1326     | N    | N           | 2827 PROSCH AVE W   |
| 002      | 787150 | 0195  | 5/17/05   | \$580,000  | 1390               | 0             | 8         | 1906            | 3    | 3332     | N    | N           | 2508 10TH AVE W     |
| 002      | 277060 | 4346  | 9/25/05   | \$456,500  | 1390               | 150           | 8         | 1995            | 3    | 1326     | N    | N           | 2829 PROSCH AVE W   |
| 002      | 277060 | 4347  | 5/20/05   | \$399,950  | 1390               | 150           | 8         | 1995            | 3    | 1326     | N    | N           | 2827 PROSCH AVE W   |
| 002      | 744300 | 0502  | 9/6/05    | \$439,950  | 1400               | 0             | 8         | 2000            | 3    | 1587     | Y    | N           | 655 C W EMERSON ST  |
| 002      | 744300 | 0506  | 4/1/05    | \$440,000  | 1400               | 0             | 8         | 2000            | 3    | 1578     | Y    | N           | 655 A W EMERSON ST  |
| 002      | 744300 | 0502  | 11/16/04  | \$399,000  | 1400               | 0             | 8         | 2000            | 3    | 1587     | Y    | N           | 655 C W EMERSON ST  |

**Improved Sales Used in this Annual Update Analysis  
Area 12  
(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 002      | 744300 | 0504  | 4/19/05   | \$397,888  | 1400               | 0             | 8         | 2000            | 3    | 1055     | Y    | N           | 655 B W EMERSON ST |
| 002      | 681910 | 0060  | 8/5/05    | \$772,000  | 1420               | 900           | 8         | 1926            | 5    | 2800     | Y    | N           | 4 W RAYE ST        |
| 002      | 253330 | 0105  | 10/31/05  | \$760,000  | 1430               | 0             | 8         | 1931            | 3    | 4000     | Y    | N           | 2815 10TH PL W     |
| 002      | 787150 | 0070  | 3/8/05    | \$612,500  | 1430               | 0             | 8         | 1908            | 3    | 4000     | N    | N           | 2418 10TH AVE W    |
| 002      | 277060 | 5060  | 11/23/04  | \$510,000  | 1430               | 0             | 8         | 1909            | 3    | 6000     | Y    | N           | 3627 12TH AVE W    |
| 002      | 253330 | 0105  | 3/8/05    | \$489,000  | 1430               | 0             | 8         | 1931            | 3    | 4000     | Y    | N           | 2815 10TH PL W     |
| 002      | 690520 | 0415  | 10/22/04  | \$474,950  | 1430               | 700           | 8         | 1973            | 3    | 3680     | Y    | N           | 2604 12TH AVE W    |
| 002      | 265300 | 0070  | 11/26/05  | \$597,000  | 1440               | 300           | 8         | 1984            | 3    | 3705     | N    | N           | 21 W SMITH ST      |
| 002      | 272160 | 0160  | 3/6/06    | \$649,000  | 1440               | 130           | 8         | 1925            | 4    | 5683     | Y    | N           | 2546 WARREN AVE N  |
| 002      | 744300 | 0508  | 3/11/04   | \$384,000  | 1440               | 0             | 8         | 2000            | 3    | 1502     | N    | N           | 657 A W EMERSON ST |
| 002      | 286710 | 0390  | 4/14/06   | \$695,000  | 1450               | 0             | 8         | 1930            | 3    | 6000     | Y    | N           | 817 W BARRETT ST   |
| 002      | 277060 | 4345  | 10/22/04  | \$449,950  | 1450               | 0             | 8         | 1919            | 3    | 3353     | N    | N           | 2828 14TH AVE W    |
| 002      | 681910 | 0316  | 3/1/06    | \$681,700  | 1460               | 0             | 8         | 1913            | 4    | 3400     | Y    | N           | 18 W ARMOUR ST     |
| 002      | 787150 | 0520  | 11/29/04  | \$595,000  | 1460               | 0             | 8         | 1925            | 4    | 2600     | N    | N           | 2541 WESTVIEW DR W |
| 002      | 927020 | 0060  | 5/7/04    | \$511,500  | 1460               | 200           | 8         | 1905            | 3    | 7200     | N    | N           | 2442 6TH AVE W     |
| 002      | 097600 | 0270  | 5/11/06   | \$635,000  | 1470               | 0             | 8         | 1914            | 3    | 5220     | N    | N           | 2623 3RD AVE W     |
| 002      | 265250 | 1430  | 1/4/05    | \$691,500  | 1470               | 140           | 8         | 1906            | 3    | 4800     | N    | N           | 2447 1ST AVE N     |
| 002      | 524480 | 0135  | 10/5/05   | \$513,000  | 1470               | 200           | 8         | 1918            | 4    | 4000     | Y    | N           | 2910 3RD AVE N     |
| 002      | 524480 | 0580  | 3/3/04    | \$636,000  | 1480               | 0             | 8         | 1908            | 4    | 4000     | N    | N           | 2925 WARREN AVE N  |
| 002      | 524480 | 1435  | 5/27/05   | \$575,000  | 1480               | 200           | 8         | 1917            | 4    | 4000     | N    | N           | 2637 MAYFAIR AVE N |
| 002      | 277060 | 4765  | 1/26/05   | \$557,500  | 1500               | 800           | 8         | 1959            | 5    | 6000     | Y    | N           | 3627 13TH AVE W    |
| 002      | 213870 | 0305  | 6/6/06    | \$707,000  | 1510               | 0             | 8         | 1924            | 3    | 3500     | N    | N           | 2408 WARREN AVE N  |
| 002      | 690520 | 0400  | 11/30/04  | \$630,000  | 1510               | 800           | 8         | 1991            | 3    | 4900     | Y    | N           | 2901 11TH AVE W    |
| 002      | 701220 | 0036  | 4/21/05   | \$546,000  | 1520               | 0             | 8         | 1925            | 3    | 3880     | N    | N           | 2511 4TH AVE W     |
| 002      | 701220 | 0036  | 2/10/04   | \$425,000  | 1520               | 0             | 8         | 1925            | 3    | 3880     | N    | N           | 2511 4TH AVE W     |
| 002      | 265250 | 1860  | 6/23/06   | \$869,000  | 1530               | 0             | 8         | 1907            | 4    | 3510     | N    | N           | 2431 1ST AVE W     |
| 002      | 277060 | 5310  | 5/16/05   | \$765,000  | 1540               | 800           | 8         | 1997            | 3    | 6000     | N    | N           | 3217 12TH AVE W    |
| 002      | 856990 | 0046  | 5/10/05   | \$572,000  | 1540               | 0             | 8         | 1915            | 4    | 2350     | N    | N           | 919 W NEWELL ST    |
| 002      | 524480 | 1255  | 12/12/06  | \$525,000  | 1540               | 550           | 8         | 1956            | 4    | 4000     | N    | N           | 2606 MAYFAIR AVE N |
| 002      | 277060 | 5140  | 12/21/05  | \$499,000  | 1550               | 0             | 8         | 1910            | 3    | 6000     | Y    | N           | 3418 13TH AVE W    |
| 002      | 299180 | 0020  | 7/15/05   | \$630,000  | 1550               | 280           | 8         | 1905            | 4    | 3600     | N    | N           | 2507 7TH AVE W     |

**Improved Sales Used in this Annual Update Analysis  
Area 12  
(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 002      | 524480 | 1159  | 11/8/04   | \$385,000  | 1550               | 0             | 8         | 1987            | 3    | 5691     | N    | N           | 2606 3RD AVE N     |
| 002      | 701520 | 0135  | 5/11/05   | \$625,000  | 1560               | 700           | 8         | 1951            | 3    | 6100     | Y    | N           | 3295 CONKLING PL W |
| 002      | 274960 | 0215  | 8/29/06   | \$555,000  | 1560               | 940           | 8         | 1979            | 3    | 4800     | Y    | N           | 3408 10TH AVE W    |
| 002      | 277060 | 5074  | 5/10/04   | \$679,950  | 1570               | 850           | 8         | 1985            | 3    | 6000     | Y    | N           | 3643 12TH AVE W    |
| 002      | 277060 | 4175  | 9/13/05   | \$805,000  | 1570               | 1570          | 8         | 1960            | 3    | 4000     | Y    | N           | 2513 13TH AVE W    |
| 002      | 787150 | 0705  | 9/27/04   | \$515,000  | 1570               | 0             | 8         | 1918            | 3    | 3780     | N    | N           | 2435 10TH AVE W    |
| 002      | 787150 | 0480  | 2/22/05   | \$810,000  | 1580               | 0             | 8         | 1928            | 4    | 3600     | Y    | N           | 2508 11TH AVE W    |
| 002      | 787150 | 0365  | 7/8/04    | \$535,000  | 1580               | 0             | 8         | 1909            | 3    | 5248     | N    | N           | 2605 10TH AVE W    |
| 002      | 265250 | 0650  | 6/8/05    | \$725,000  | 1590               | 0             | 8         | 1910            | 3    | 4250     | N    | N           | 2507 1ST AVE W     |
| 002      | 265250 | 0015  | 6/26/06   | \$735,000  | 1620               | 0             | 8         | 1926            | 4    | 4500     | N    | N           | 2582 3RD AVE W     |
| 002      | 744300 | 1467  | 5/19/04   | \$394,500  | 1620               | 0             | 8         | 1995            | 3    | 1860     | Y    | N           | 3423 8TH AVE W     |
| 002      | 265250 | 1800  | 10/25/05  | \$725,000  | 1640               | 0             | 8         | 1906            | 3    | 3600     | N    | N           | 2410 1ST AVE W     |
| 002      | 286710 | 0280  | 10/26/05  | \$715,000  | 1640               | 0             | 8         | 1927            | 3    | 4388     | N    | N           | 815 W FULTON ST    |
| 002      | 272160 | 0105  | 1/29/04   | \$460,750  | 1640               | 0             | 8         | 1925            | 3    | 3800     | Y    | N           | 2553 WARREN AVE N  |
| 002      | 265300 | 0210  | 6/29/04   | \$670,000  | 1650               | 420           | 8         | 1908            | 4    | 3600     | N    | N           | 115 W SMITH ST     |
| 002      | 265250 | 1511  | 2/18/05   | \$535,000  | 1650               | 450           | 8         | 1948            | 3    | 6240     | N    | N           | 2403 1ST AVE N     |
| 002      | 192930 | 0080  | 9/16/04   | \$550,000  | 1650               | 930           | 8         | 1929            | 5    | 3300     | Y    | N           | 364 NEWELL ST      |
| 002      | 277060 | 4455  | 11/10/04  | \$436,000  | 1660               | 240           | 8         | 1907            | 3    | 6000     | N    | N           | 3238 14TH AVE W    |
| 002      | 524480 | 0170  | 6/19/06   | \$935,000  | 1670               | 890           | 8         | 1911            | 3    | 4000     | N    | N           | 2922 MAYFAIR AVE N |
| 002      | 681910 | 0111  | 11/22/05  | \$810,000  | 1670               | 0             | 8         | 1925            | 4    | 2600     | N    | N           | 18 W RAYE ST       |
| 002      | 242503 | 9051  | 4/25/05   | \$692,000  | 1670               | 0             | 8         | 1910            | 4    | 2568     | N    | N           | 514 W SMITH ST     |
| 002      | 890000 | 0288  | 8/4/06    | \$625,000  | 1680               | 600           | 8         | 2003            | 3    | 1741     | Y    | N           | 3021 HUMES PL W    |
| 002      | 253330 | 0680  | 11/21/06  | \$745,000  | 1680               | 0             | 8         | 1915            | 3    | 4500     | Y    | N           | 2913 10TH PL W     |
| 002      | 890000 | 0284  | 4/9/04    | \$460,000  | 1680               | 600           | 8         | 2003            | 3    | 1654     | Y    | N           | 3013 HUMES PL W    |
| 002      | 890000 | 0286  | 4/9/04    | \$459,000  | 1680               | 600           | 8         | 2003            | 3    | 2433     | Y    | N           | 3017 HUMES PL W    |
| 002      | 890000 | 0288  | 4/13/04   | \$455,000  | 1680               | 600           | 8         | 2003            | 3    | 1741     | Y    | N           | 3021 HUMES PL W    |
| 002      | 274960 | 0135  | 7/19/04   | \$519,000  | 1680               | 400           | 8         | 1993            | 3    | 4800     | Y    | N           | 3445 10TH AVE W    |
| 002      | 265250 | 0375  | 5/22/04   | \$672,000  | 1690               | 440           | 8         | 1913            | 3    | 3600     | N    | N           | 2528 2ND AVE W     |
| 002      | 890000 | 0287  | 4/19/04   | \$468,000  | 1690               | 600           | 8         | 2003            | 3    | 2062     | Y    | N           | 3019 HUMES PL W    |
| 002      | 890000 | 0283  | 4/22/04   | \$449,000  | 1690               | 600           | 8         | 2003            | 3    | 1679     | Y    | N           | 3011 HUMES PL W    |
| 002      | 890000 | 0285  | 3/23/04   | \$432,275  | 1690               | 600           | 8         | 2003            | 3    | 3420     | Y    | N           | 3015 HUMES PL W    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 002      | 197220 | 5630  | 9/27/04   | \$650,000  | 1700               | 0             | 8         | 1927            | 3    | 3460     | Y    | N           | 6 FLORENTIA ST     |
| 002      | 787150 | 0635  | 7/6/06    | \$697,000  | 1700               | 0             | 8         | 1913            | 4    | 2800     | N    | N           | 2539 10TH AVE W    |
| 002      | 277160 | 1655  | 8/9/05    | \$730,000  | 1700               | 1280          | 8         | 1990            | 3    | 3000     | Y    | N           | 2233 12TH AVE W    |
| 002      | 787150 | 0535  | 4/28/04   | \$756,650  | 1700               | 0             | 8         | 1913            | 4    | 4511     | Y    | N           | 2546 11TH AVE W    |
| 002      | 277160 | 1655  | 11/24/04  | \$649,900  | 1700               | 1280          | 8         | 1990            | 3    | 3000     | Y    | N           | 2233 12TH AVE W    |
| 002      | 787150 | 0635  | 6/28/05   | \$569,000  | 1700               | 0             | 8         | 1913            | 4    | 2800     | N    | N           | 2539 10TH AVE W    |
| 002      | 701520 | 0900  | 3/1/05    | \$724,000  | 1700               | 740           | 8         | 1929            | 4    | 5737     | Y    | N           | 721 W FLORENTIA PL |
| 002      | 787150 | 0640  | 5/9/05    | \$599,000  | 1700               | 880           | 8         | 1913            | 4    | 2800     | N    | N           | 2541 10TH AVE W    |
| 002      | 701520 | 0505  | 7/6/06    | \$864,500  | 1710               | 1000          | 8         | 1927            | 3    | 4875     | Y    | N           | 3262 CONKLING PL W |
| 002      | 277060 | 5390  | 6/20/05   | \$718,000  | 1720               | 240           | 8         | 1908            | 3    | 6000     | N    | N           | 3222 12TH AVE W    |
| 002      | 524480 | 0110  | 1/5/05    | \$640,000  | 1720               | 360           | 8         | 1914            | 4    | 3492     | Y    | N           | 354 FULTON ST      |
| 002      | 524480 | 1450  | 4/14/04   | \$625,000  | 1740               | 0             | 8         | 1985            | 3    | 3959     | Y    | N           | 159 NEWELL ST      |
| 002      | 940580 | 0100  | 4/3/06    | \$969,000  | 1750               | 0             | 8         | 1914            | 4    | 4320     | N    | N           | 2424 9TH AVE W     |
| 002      | 272160 | 0150  | 4/19/06   | \$655,000  | 1760               | 700           | 8         | 1924            | 3    | 2960     | Y    | N           | 2552 WARREN AVE N  |
| 002      | 277110 | 4665  | 2/17/05   | \$605,000  | 1760               | 0             | 8         | 1918            | 4    | 4000     | Y    | N           | 2566 12TH AVE W    |
| 002      | 272160 | 0015  | 9/27/04   | \$660,000  | 1770               | 0             | 8         | 1923            | 4    | 3840     | Y    | N           | 2546 1ST AVE N     |
| 002      | 701220 | 0210  | 10/19/04  | \$586,000  | 1780               | 380           | 8         | 2003            | 3    | 2250     | N    | N           | 304 W HALLADAY ST  |
| 002      | 940580 | 0090  | 9/7/04    | \$644,000  | 1780               | 0             | 8         | 1910            | 5    | 4320     | N    | N           | 2430 9TH AVE W     |
| 002      | 744300 | 0555  | 11/22/04  | \$550,000  | 1780               | 790           | 8         | 1957            | 3    | 4400     | Y    | N           | 617 W EMERSON ST   |
| 002      | 265250 | 0740  | 6/30/06   | \$729,000  | 1800               | 390           | 8         | 1918            | 4    | 4080     | N    | N           | 2536 1ST AVE W     |
| 002      | 277060 | 5085  | 12/14/06  | \$510,000  | 1800               | 250           | 8         | 1979            | 3    | 6000     | N    | N           | 3653 12TH AVE W    |
| 002      | 265250 | 0990  | 1/21/05   | \$535,000  | 1820               | 0             | 8         | 1918            | 3    | 3200     | N    | N           | 2 W SMITH ST       |
| 002      | 342960 | 0080  | 2/14/05   | \$620,000  | 1820               | 0             | 8         | 1925            | 4    | 5500     | N    | N           | 812 W BOTHWELL ST  |
| 002      | 524480 | 0655  | 3/4/05    | \$729,950  | 1840               | 1160          | 8         | 1988            | 4    | 4000     | Y    | N           | 2701 WARREN AVE N  |
| 002      | 277060 | 4215  | 7/26/06   | \$759,000  | 1850               | 1850          | 8         | 1960            | 3    | 5000     | Y    | N           | 2547 13TH AVE W    |
| 002      | 097600 | 0450  | 1/31/06   | \$769,000  | 1860               | 490           | 8         | 1987            | 3    | 5000     | Y    | N           | 414 W NEWELL ST    |
| 002      | 524480 | 1645  | 8/29/06   | \$648,000  | 1870               | 550           | 8         | 1924            | 3    | 4000     | Y    | N           | 116 RAYE ST        |
| 002      | 524480 | 1645  | 10/14/04  | \$475,000  | 1870               | 550           | 8         | 1924            | 3    | 4000     | Y    | N           | 116 RAYE ST        |
| 002      | 701220 | 0215  | 4/25/05   | \$630,000  | 1880               | 380           | 8         | 2003            | 3    | 3727     | N    | N           | 300 W HALLADAY ST  |
| 002      | 524480 | 1220  | 6/18/04   | \$615,000  | 1890               | 0             | 8         | 2002            | 3    | 3834     | N    | N           | 2634 MAYFAIR AVE N |
| 002      | 277110 | 4985  | 2/21/06   | \$590,000  | 1890               | 0             | 8         | 1905            | 3    | 5000     | Y    | N           | 2508 13TH AVE W    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 002      | 744300 | 1590  | 9/25/06   | \$760,000  | 1900               | 950           | 8         | 1968            | 3    | 5390     | Y    | N           | 1006 W EMERSON ST  |
| 002      | 744300 | 1605  | 8/23/05   | \$597,900  | 1900               | 950           | 8         | 1968            | 3    | 5835     | N    | N           | 1018 W EMERSON ST  |
| 002      | 744300 | 1590  | 2/17/05   | \$520,000  | 1900               | 950           | 8         | 1968            | 3    | 5390     | Y    | N           | 1006 W EMERSON ST  |
| 002      | 744300 | 1605  | 5/18/04   | \$475,000  | 1900               | 950           | 8         | 1968            | 3    | 5835     | N    | N           | 1018 W EMERSON ST  |
| 002      | 192504 | 9057  | 4/19/06   | \$665,000  | 1905               | 640           | 8         | 2006            | 3    | 5143     | N    | N           | 2540 MAYFAIR AVE N |
| 002      | 265250 | 1475  | 3/13/06   | \$805,000  | 1920               | 900           | 8         | 1911            | 5    | 3600     | N    | N           | 2425 1ST AVE N     |
| 002      | 242503 | 9106  | 11/11/05  | \$749,950  | 1920               | 750           | 8         | 2000            | 3    | 5760     | N    | N           | 2518 6TH AVE W     |
| 002      | 277060 | 5195  | 6/29/05   | \$839,950  | 1960               | 0             | 8         | 1997            | 3    | 6000     | Y    | N           | 3431 12TH AVE W    |
| 002      | 277110 | 4805  | 11/11/04  | \$800,000  | 1960               | 0             | 8         | 1916            | 4    | 4000     | Y    | N           | 2519 11TH AVE W    |
| 002      | 524480 | 0230  | 6/21/05   | \$697,500  | 1970               | 520           | 8         | 1913            | 4    | 4000     | N    | N           | 2927 3RD AVE N     |
| 002      | 690520 | 0270  | 4/18/05   | \$554,000  | 1970               | 500           | 8         | 1983            | 3    | 4500     | Y    | N           | 3012 13TH AVE W    |
| 002      | 265250 | 0985  | 10/25/06  | \$825,000  | 1980               | 800           | 8         | 1918            | 4    | 3480     | N    | N           | 10 W SMITH ST      |
| 002      | 242503 | 9007  | 3/13/06   | \$680,000  | 1980               | 0             | 8         | 1914            | 4    | 3644     | N    | N           | 814 W HALLADAY ST  |
| 002      | 265250 | 0985  | 12/7/04   | \$675,000  | 1980               | 800           | 8         | 1918            | 4    | 3480     | N    | N           | 10 W SMITH ST      |
| 002      | 701320 | 0295  | 10/19/06  | \$589,000  | 1990               | 0             | 8         | 1912            | 3    | 4800     | N    | N           | 2415 3RD AVE W     |
| 002      | 524480 | 0445  | 6/16/05   | \$475,000  | 2000               | 0             | 8         | 1913            | 4    | 4000     | Y    | N           | 2915 2ND AVE N     |
| 002      | 524480 | 0445  | 12/11/06  | \$710,000  | 2000               | 0             | 8         | 1913            | 4    | 4000     | Y    | N           | 2915 2ND AVE N     |
| 002      | 524480 | 0445  | 11/21/05  | \$600,000  | 2000               | 0             | 8         | 1913            | 4    | 4000     | Y    | N           | 2915 2ND AVE N     |
| 002      | 192504 | 9065  | 5/17/06   | \$699,500  | 2032               | 684           | 8         | 2006            | 3    | 5000     | N    | N           | 2544 MAYFAIR AVE N |
| 002      | 192504 | 9066  | 4/17/06   | \$699,500  | 2032               | 684           | 8         | 2006            | 3    | 5119     | N    | N           | 2542 MAYFAIR AVE N |
| 002      | 277110 | 4965  | 10/21/05  | \$665,000  | 2050               | 0             | 8         | 1979            | 3    | 4000     | Y    | N           | 2524 13TH AVE W    |
| 002      | 681910 | 0015  | 11/30/04  | \$825,000  | 2060               | 1000          | 8         | 1910            | 4    | 4080     | Y    | N           | 2607 1ST AVE N     |
| 002      | 524480 | 0795  | 8/4/06    | \$650,000  | 2070               | 450           | 8         | 1908            | 4    | 4000     | N    | N           | 2719 2ND AVE N     |
| 002      | 277060 | 5395  | 11/5/04   | \$565,000  | 2070               | 0             | 8         | 2004            | 3    | 2700     | Y    | N           | 3217 11TH AVE W    |
| 002      | 796510 | 0310  | 6/5/06    | \$865,450  | 2080               | 0             | 8         | 1920            | 3    | 3360     | N    | N           | 818 W WHEELER ST   |
| 002      | 265300 | 0260  | 11/14/06  | \$930,000  | 2100               | 0             | 8         | 1923            | 4    | 5400     | N    | N           | 2444 2ND AVE W     |
| 002      | 272160 | 0010  | 4/22/05   | \$759,000  | 2100               | 0             | 8         | 1995            | 3    | 3800     | Y    | N           | 2550 1ST AVE N     |
| 002      | 744300 | 0660  | 6/6/06    | \$680,000  | 2110               | 1570          | 8         | 1980            | 3    | 5640     | Y    | N           | 822 W ARGAND ST    |
| 002      | 265300 | 0165  | 2/10/06   | \$660,000  | 2110               | 0             | 8         | 1914            | 4    | 4181     | N    | N           | 2451 1ST AVE W     |
| 002      | 744300 | 0530  | 9/25/06   | \$650,000  | 2130               | 770           | 8         | 1910            | 3    | 4400     | N    | N           | 639 W EMERSON ST   |
| 002      | 856990 | 0075  | 5/4/05    | \$759,000  | 2130               | 0             | 8         | 1919            | 3    | 6700     | N    | N           | 914 W NEWELL ST    |

**Improved Sales Used in this Annual Update Analysis  
Area 12  
(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 002      | 690520 | 0205  | 3/30/05   | \$839,950  | 2210               | 630           | 8         | 2005            | 3    | 4646     | Y    | N           | 3027 12TH AVE W    |
| 002      | 940630 | 0021  | 8/24/04   | \$550,000  | 2210               | 0             | 8         | 1910            | 3    | 3000     | N    | N           | 814 W MCGRAW ST    |
| 002      | 690520 | 0260  | 2/21/06   | \$785,000  | 2230               | 600           | 8         | 2005            | 3    | 4618     | Y    | N           | 1214 W BARRETT ST  |
| 002      | 744300 | 1435  | 9/17/04   | \$555,000  | 2230               | 0             | 8         | 1987            | 3    | 4400     | Y    | N           | 941 W EMERSON ST   |
| 002      | 690520 | 0185  | 1/3/05    | \$700,000  | 2240               | 780           | 8         | 2003            | 3    | 5662     | Y    | N           | 3047 12TH AVE W    |
| 002      | 787150 | 0670  | 12/13/04  | \$650,000  | 2280               | 0             | 8         | 1926            | 3    | 5464     | Y    | N           | 2407 10TH AVE W    |
| 002      | 197220 | 5646  | 3/16/05   | \$565,000  | 2320               | 0             | 8         | 2005            | 3    | 2168     | Y    | N           | 16 FLORENTIA ST    |
| 002      | 701520 | 0245  | 11/14/06  | \$945,750  | 2340               | 150           | 8         | 1927            | 3    | 6100     | Y    | N           | 816 W ETRURIA ST   |
| 002      | 097600 | 0057  | 7/2/04    | \$630,000  | 2370               | 0             | 8         | 1990            | 3    | 5695     | N    | N           | 422 W RAYE ST      |
| 002      | 701320 | 0265  | 7/12/06   | \$930,000  | 2540               | 1320          | 8         | 1927            | 5    | 4800     | N    | N           | 2437 3RD AVE W     |
| 002      | 277060 | 4230  | 3/18/05   | \$535,000  | 3080               | 0             | 8         | 1959            | 3    | 5000     | Y    | N           | 2561 13TH AVE W    |
| 002      | 277060 | 4235  | 8/22/06   | \$748,500  | 3160               | 0             | 8         | 1959            | 3    | 5000     | Y    | N           | 2567 13TH AVE W    |
| 002      | 253330 | 0620  | 11/5/04   | \$542,000  | 1070               | 950           | 9         | 1982            | 3    | 4500     | Y    | N           | 2916 11TH AVE W    |
| 002      | 277060 | 4597  | 5/26/06   | \$540,000  | 1258               | 328           | 9         | 2006            | 3    | 1658     | N    | N           | 3422 B 14TH AVE W  |
| 002      | 277060 | 4596  | 4/19/06   | \$545,000  | 1312               | 366           | 9         | 2006            | 3    | 1470     | N    | N           | 3422 A 14TH AVE W  |
| 002      | 277160 | 1911  | 6/20/05   | \$590,000  | 1440               | 0             | 9         | 1988            | 3    | 2309     | Y    | N           | 2020 12TH AVE W    |
| 002      | 277060 | 4595  | 4/18/06   | \$575,000  | 1512               | 356           | 9         | 2006            | 3    | 1438     | Y    | N           | 3420 A 14TH AVE W  |
| 002      | 277060 | 4594  | 2/1/06    | \$575,000  | 1512               | 356           | 9         | 2006            | 3    | 1437     | Y    | N           | 3420 B 14TH AVE W  |
| 002      | 192930 | 0052  | 11/7/06   | \$673,500  | 1530               | 670           | 9         | 2002            | 3    | 3000     | Y    | N           | 2721 4TH AVE N     |
| 002      | 940630 | 0045  | 11/9/05   | \$855,000  | 1570               | 870           | 9         | 2005            | 3    | 4800     | N    | N           | 2415 8TH AVE W     |
| 002      | 265250 | 1910  | 11/2/05   | \$787,500  | 1590               | 0             | 9         | 2005            | 3    | 3600     | N    | N           | 2411 1ST AVE W     |
| 002      | 277060 | 4172  | 12/27/06  | \$620,000  | 1620               | 0             | 9         | 1998            | 3    | 1757     | Y    | N           | 2505 13TH AVE W    |
| 002      | 277060 | 4172  | 9/23/04   | \$494,000  | 1620               | 0             | 9         | 1998            | 3    | 1757     | Y    | N           | 2505 13TH AVE W    |
| 002      | 277060 | 5472  | 12/8/05   | \$930,000  | 1660               | 190           | 9         | 2002            | 3    | 2425     | Y    | N           | 3447 11TH AVE W    |
| 002      | 787150 | 0630  | 6/15/05   | \$580,500  | 1660               | 0             | 9         | 1913            | 4    | 4800     | N    | N           | 2535 10TH AVE W    |
| 002      | 277060 | 5495  | 6/25/04   | \$579,900  | 1700               | 220           | 9         | 1911            | 4    | 6000     | N    | N           | 3422 12TH AVE W    |
| 002      | 253330 | 0330  | 9/12/05   | \$846,500  | 1760               | 880           | 9         | 1908            | 4    | 4500     | N    | N           | 2808 9TH AVE W     |
| 002      | 286710 | 0355  | 6/3/05    | \$775,000  | 1880               | 0             | 9         | 1997            | 3    | 4440     | Y    | N           | 806 W FULTON ST    |
| 002      | 701520 | 0175  | 5/5/04    | \$695,000  | 1880               | 700           | 9         | 1931            | 5    | 5000     | N    | N           | 3257 CONKLING PL W |
| 002      | 701520 | 0136  | 1/13/05   | \$615,000  | 1890               | 120           | 9         | 1927            | 3    | 5210     | N    | N           | 3287 CONKLING PL W |
| 002      | 796510 | 0075  | 2/18/04   | \$750,000  | 1960               | 0             | 9         | 1931            | 4    | 3600     | N    | N           | 2540 8TH AVE W     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 002      | 796510 | 0080  | 5/19/04   | \$675,000   | 1960               | 400           | 9         | 1931            | 3    | 3600     | N    | N           | 2534 8TH AVE W        |
| 002      | 511340 | 0310  | 9/12/05   | \$737,200   | 2000               | 980           | 9         | 1992            | 3    | 4199     | Y    | N           | 1244 W BOTHWELL ST    |
| 002      | 277060 | 5025  | 4/8/04    | \$565,000   | 2020               | 930           | 9         | 1990            | 3    | 6000     | Y    | N           | 3606 13TH AVE W       |
| 002      | 265250 | 2135  | 7/25/05   | \$931,000   | 2080               | 600           | 9         | 2005            | 3    | 5400     | N    | N           | 2439 2ND AVE W        |
| 002      | 277060 | 5020  | 4/18/06   | \$764,300   | 2100               | 220           | 9         | 1987            | 3    | 5400     | Y    | N           | 3610 13TH AVE W       |
| 002      | 794010 | 0022  | 4/26/05   | \$608,000   | 2110               | 0             | 9         | 1995            | 3    | 5125     | Y    | N           | 414 W ARMOUR ST       |
| 002      | 265250 | 0300  | 10/25/06  | \$985,000   | 2130               | 800           | 9         | 1925            | 4    | 3200     | N    | N           | 2552 2ND AVE W        |
| 002      | 277060 | 5546  | 5/31/05   | \$725,000   | 2150               | 560           | 9         | 2004            | 3    | 4500     | Y    | N           | 3620 12TH AVE W       |
| 002      | 701520 | 0065  | 4/19/04   | \$765,000   | 2170               | 1000          | 9         | 1936            | 4    | 5400     | Y    | N           | 3203 10TH AVE W       |
| 002      | 524480 | 1240  | 4/20/06   | \$950,000   | 2210               | 0             | 9         | 2005            | 3    | 4000     | N    | N           | 2618 MAYFAIR AVE N    |
| 002      | 524480 | 1055  | 2/18/05   | \$895,000   | 2340               | 0             | 9         | 1910            | 5    | 4166     | N    | N           | 2707 NOB HILL AVE N   |
| 002      | 277060 | 4425  | 12/9/05   | \$749,000   | 2420               | 1200          | 9         | 1931            | 4    | 6000     | N    | N           | 3006 14TH AVE W       |
| 002      | 524480 | 1615  | 9/1/05    | \$1,105,000 | 2540               | 700           | 9         | 1998            | 3    | 4200     | Y    | N           | 2622 1ST AVE N        |
| 002      | 277110 | 4920  | 11/21/06  | \$797,650   | 2930               | 0             | 9         | 1987            | 4    | 4000     | Y    | N           | 2544 13TH AVE W       |
| 002      | 097600 | 0575  | 11/14/06  | \$970,000   | 2950               | 600           | 9         | 2004            | 3    | 4445     | N    | N           | 2719 4TH AVE W        |
| 002      | 097600 | 0575  | 2/1/05    | \$867,950   | 2950               | 600           | 9         | 2004            | 3    | 4445     | N    | N           | 2719 4TH AVE W        |
| 002      | 701320 | 0280  | 11/3/06   | \$923,000   | 3050               | 630           | 9         | 2004            | 3    | 4800     | N    | N           | 2425 3RD AVE W        |
| 002      | 890000 | 0242  | 5/3/04    | \$527,000   | 1680               | 0             | 10        | 2000            | 3    | 1919     | N    | N           | 3042 HUMES PL W       |
| 002      | 277060 | 5170  | 6/21/04   | \$730,000   | 1770               | 370           | 10        | 1985            | 3    | 6000     | Y    | N           | 1200 W BERTONA ST     |
| 002      | 701520 | 0440  | 4/19/04   | \$850,000   | 2240               | 920           | 10        | 2004            | 3    | 6301     | N    | N           | 810 W DRAVUS ST       |
| 002      | 701520 | 1075  | 8/12/04   | \$1,050,000 | 2330               | 680           | 10        | 1927            | 4    | 6000     | Y    | N           | 3037 10TH AVE W       |
| 002      | 681910 | 0401  | 12/16/05  | \$1,088,000 | 2380               | 1000          | 10        | 2005            | 3    | 5184     | N    | N           | 2920 QUEEN ANNE AVE N |
| 002      | 949170 | 0057  | 7/7/06    | \$942,000   | 2650               | 580           | 10        | 1998            | 3    | 4062     | N    | N           | 1018 W NEWELL ST      |
| 002      | 701520 | 0435  | 5/1/04    | \$969,950   | 2760               | 880           | 10        | 2004            | 3    | 5150     | Y    | N           | 806 W DRAVUS ST       |
| 002      | 701520 | 0035  | 11/11/05  | \$1,409,000 | 2780               | 420           | 10        | 1940            | 3    | 12254    | Y    | N           | 3235 10TH AVE W       |
| 009      | 423290 | 2941  | 1/13/06   | \$252,500   | 440                | 0             | 5         | 1947            | 3    | 1813     | N    | N           | 1514 6TH AVE W        |
| 009      | 277160 | 5050  | 8/4/05    | \$330,000   | 540                | 0             | 5         | 1909            | 3    | 4200     | N    | N           | 1311 W NEWTON ST      |
| 009      | 186060 | 0500  | 10/19/04  | \$425,000   | 730                | 0             | 6         | 1922            | 3    | 4800     | Y    | N           | 1812 9TH AVE W        |
| 009      | 239710 | 0790  | 11/10/04  | \$449,000   | 830                | 240           | 6         | 1907            | 4    | 3600     | N    | N           | 2113 3RD AVE W        |
| 009      | 701120 | 1085  | 11/21/05  | \$360,000   | 840                | 300           | 6         | 1904            | 3    | 2375     | N    | N           | 1904 9TH AVE W        |
| 009      | 423290 | 1595  | 6/9/04    | \$305,000   | 920                | 0             | 6         | 1906            | 2    | 3600     | N    | N           | 1623 1ST AVE W        |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 009      | 423290 | 1590  | 2/11/04   | \$387,000   | 1060               | 1000          | 6         | 1938            | 3    | 3600     | N    | N           | 1625 1ST AVE W     |
| 009      | 239710 | 1195  | 4/5/04    | \$480,000   | 1150               | 0             | 6         | 1906            | 3    | 3600     | N    | N           | 1910 5TH AVE W     |
| 009      | 173280 | 1475  | 8/9/05    | \$550,500   | 1160               | 0             | 6         | 1902            | 4    | 3500     | N    | N           | 1405 4TH AVE W     |
| 009      | 179450 | 0210  | 7/13/05   | \$559,000   | 1350               | 0             | 6         | 1906            | 4    | 5400     | N    | N           | 2210 1ST AVE W     |
| 009      | 239710 | 1270  | 9/10/04   | \$457,000   | 1420               | 0             | 6         | 1904            | 3    | 3600     | N    | N           | 1925 5TH AVE W     |
| 009      | 701120 | 0110  | 5/31/06   | \$575,000   | 1700               | 0             | 6         | 1975            | 3    | 3600     | N    | N           | 2105 10TH AVE W    |
| 009      | 423290 | 0206  | 10/1/04   | \$522,000   | 2000               | 0             | 6         | 1967            | 3    | 3960     | N    | N           | 1820 6TH AVE W     |
| 009      | 423290 | 3750  | 6/26/06   | \$440,000   | 700                | 0             | 7         | 1902            | 3    | 3600     | N    | N           | 1523 1ST AVE W     |
| 009      | 423290 | 1186  | 5/4/06    | \$550,000   | 720                | 0             | 7         | 1990            | 3    | 1800     | N    | N           | 14 W BLAINE ST     |
| 009      | 701120 | 1315  | 11/16/06  | \$425,000   | 720                | 600           | 7         | 1910            | 3    | 1801     | N    | N           | 1913 9TH AVE W     |
| 009      | 423290 | 1186  | 3/19/04   | \$354,500   | 720                | 0             | 7         | 1990            | 3    | 1800     | N    | N           | 14 W BLAINE ST     |
| 009      | 239710 | 0795  | 8/12/05   | \$483,500   | 810                | 0             | 7         | 1909            | 3    | 4800     | N    | N           | 2111 3RD AVE W     |
| 009      | 192930 | 0280  | 3/3/04    | \$425,000   | 820                | 0             | 7         | 1957            | 3    | 5915     | Y    | N           | 2569 5TH AVE N     |
| 009      | 701120 | 1105  | 6/15/05   | \$499,000   | 830                | 810           | 7         | 1904            | 5    | 2285     | N    | N           | 1911 8TH AVE W     |
| 009      | 701120 | 1107  | 5/17/05   | \$353,500   | 830                | 0             | 7         | 2005            | 3    | 1275     | N    | N           | 1909 A 8TH AVE     |
| 009      | 701120 | 1106  | 5/26/05   | \$350,000   | 830                | 0             | 7         | 2005            | 3    | 1241     | N    | N           | 1909 B 8TH AVE W   |
| 009      | 239710 | 0990  | 5/3/06    | \$593,500   | 860                | 0             | 7         | 1920            | 3    | 3600     | Y    | N           | 1912 4TH AVE W     |
| 009      | 186140 | 0068  | 2/2/05    | \$339,950   | 860                | 0             | 7         | 1909            | 3    | 1800     | N    | N           | 1009 W GARFIELD ST |
| 009      | 239710 | 0500  | 10/4/05   | \$493,000   | 870                | 120           | 7         | 1902            | 4    | 2400     | N    | N           | 416 W CROCKETT ST  |
| 009      | 423290 | 1990  | 9/21/06   | \$535,000   | 910                | 0             | 7         | 1909            | 3    | 3600     | N    | N           | 1617 3RD AVE W     |
| 009      | 239710 | 1350  | 9/23/04   | \$350,000   | 910                | 0             | 7         | 1907            | 3    | 3600     | N    | N           | 1936 6TH AVE W     |
| 009      | 173280 | 0195  | 6/29/05   | \$1,030,000 | 920                | 200           | 7         | 1934            | 3    | 8935     | N    | N           | 310 W LEE ST       |
| 009      | 701120 | 1070  | 6/6/05    | \$470,000   | 920                | 920           | 7         | 1904            | 3    | 3600     | N    | N           | 1912 9TH AVE W     |
| 009      | 423290 | 1920  | 11/13/06  | \$550,000   | 960                | 240           | 7         | 1909            | 3    | 3600     | N    | N           | 1610 3RD AVE W     |
| 009      | 616990 | 0142  | 12/20/04  | \$457,000   | 960                | 360           | 7         | 1900            | 4    | 1340     | Y    | N           | 1113 8TH AVE W     |
| 009      | 239710 | 0250  | 11/17/05  | \$499,950   | 970                | 120           | 7         | 1925            | 4    | 4500     | N    | N           | 2130 6TH AVE W     |
| 009      | 239710 | 1000  | 10/18/04  | \$494,000   | 990                | 0             | 7         | 1906            | 3    | 3600     | N    | N           | 1906 4TH AVE W     |
| 009      | 186110 | 0245  | 7/7/05    | \$560,000   | 990                | 940           | 7         | 1919            | 5    | 3600     | N    | N           | 1826 11TH AVE W    |
| 009      | 423290 | 3335  | 6/29/05   | \$549,900   | 1010               | 990           | 7         | 1906            | 3    | 3600     | N    | N           | 1510 4TH AVE W     |
| 009      | 239710 | 1335  | 6/28/05   | \$499,922   | 1010               | 0             | 7         | 1920            | 3    | 3600     | N    | N           | 1946 6TH AVE W     |
| 009      | 323220 | 0180  | 6/2/05    | \$398,000   | 1010               | 0             | 7         | 1907            | 3    | 1465     | N    | N           | 1209 W HOWE ST     |

**Improved Sales Used in this Annual Update Analysis  
Area 12  
(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 009      | 179450 | 0463  | 2/13/04   | \$335,000  | 1010               | 0             | 7         | 1909            | 3    | 2700     | N    | N           | 2204 3RD AVE W     |
| 009      | 239710 | 1050  | 6/1/06    | \$650,000  | 1020               | 0             | 7         | 1906            | 4    | 3600     | N    | N           | 1937 4TH AVE W     |
| 009      | 239710 | 1250  | 6/9/06    | \$520,000  | 1020               | 0             | 7         | 1917            | 3    | 3600     | N    | N           | 1937 5TH AVE W     |
| 009      | 239710 | 1050  | 8/22/05   | \$525,000  | 1020               | 0             | 7         | 1906            | 4    | 3600     | N    | N           | 1937 4TH AVE W     |
| 009      | 701120 | 1595  | 9/10/04   | \$370,000  | 1020               | 0             | 7         | 1910            | 3    | 1800     | N    | N           | 1959 10TH AVE W    |
| 009      | 239710 | 0411  | 9/22/04   | \$315,000  | 1020               | 0             | 7         | 1951            | 3    | 3600     | N    | N           | 2156 5TH AVE W     |
| 009      | 186140 | 0066  | 5/3/05    | \$382,000  | 1030               | 0             | 7         | 1962            | 3    | 1800     | N    | N           | 1003 W GARFIELD ST |
| 009      | 701120 | 0105  | 6/15/04   | \$422,000  | 1030               | 0             | 7         | 1907            | 3    | 2161     | Y    | N           | 2101 10TH AVE W    |
| 009      | 239710 | 1290  | 12/5/06   | \$580,000  | 1040               | 0             | 7         | 1908            | 3    | 3600     | N    | N           | 1915 5TH AVE W     |
| 009      | 423290 | 0455  | 9/7/06    | \$570,000  | 1040               | 0             | 7         | 1904            | 3    | 3600     | N    | N           | 1829 4TH AVE W     |
| 009      | 423290 | 1640  | 1/7/04    | \$509,000  | 1040               | 1040          | 7         | 1922            | 3    | 2680     | N    | N           | 115 W BLAINE ST    |
| 009      | 423290 | 0455  | 8/26/04   | \$425,000  | 1040               | 0             | 7         | 1904            | 3    | 3600     | N    | N           | 1829 4TH AVE W     |
| 009      | 186140 | 0090  | 5/1/06    | \$600,000  | 1050               | 140           | 7         | 1902            | 3    | 3600     | N    | N           | 1519 10TH AVE W    |
| 009      | 423290 | 3765  | 9/28/05   | \$559,000  | 1050               | 0             | 7         | 1904            | 5    | 3600     | N    | N           | 1513 1ST AVE W     |
| 009      | 080900 | 0780  | 5/9/05    | \$495,000  | 1050               | 0             | 7         | 1917            | 4    | 4800     | N    | N           | 1712 1ST AVE N     |
| 009      | 701120 | 0887  | 8/5/04    | \$395,000  | 1050               | 0             | 7         | 1915            | 4    | 2400     | Y    | N           | 714 W HOWE ST      |
| 009      | 239710 | 1325  | 5/18/06   | \$692,000  | 1060               | 680           | 7         | 1902            | 3    | 3600     | N    | N           | 1950 6TH AVE W     |
| 009      | 239710 | 1340  | 8/1/05    | \$640,890  | 1060               | 0             | 7         | 1920            | 4    | 3600     | N    | N           | 1942 6TH AVE W     |
| 009      | 352890 | 0160  | 3/1/06    | \$612,500  | 1070               | 300           | 7         | 1939            | 3    | 5250     | Y    | N           | 425 HALLADAY ST    |
| 009      | 179450 | 0190  | 11/2/04   | \$497,000  | 1070               | 0             | 7         | 1909            | 3    | 3600     | N    | N           | 2222 1ST AVE W     |
| 009      | 080900 | 1880  | 12/23/05  | \$525,000  | 1070               | 0             | 7         | 1913            | 3    | 3500     | N    | N           | 1909 3RD AVE N     |
| 009      | 423290 | 0365  | 3/22/05   | \$539,500  | 1080               | 200           | 7         | 1907            | 3    | 3600     | N    | N           | 1824 5TH AVE W     |
| 009      | 080900 | 0505  | 10/12/05  | \$460,000  | 1090               | 0             | 7         | 1919            | 3    | 2500     | N    | N           | 363 HAYES ST       |
| 009      | 239710 | 0670  | 3/2/04    | \$509,000  | 1100               | 590           | 7         | 1991            | 3    | 3600     | N    | N           | 2124 4TH AVE W     |
| 009      | 701120 | 1482  | 7/6/05    | \$395,000  | 1100               | 0             | 7         | 1925            | 3    | 2800     | N    | N           | 1016 W HOWE ST     |
| 009      | 701120 | 0260  | 2/17/05   | \$369,000  | 1100               | 300           | 7         | 1900            | 3    | 3600     | N    | N           | 2124 10TH AVE W    |
| 009      | 701120 | 1410  | 5/31/05   | \$549,950  | 1110               | 0             | 7         | 1908            | 3    | 3600     | Y    | N           | 1948 11TH AVE W    |
| 009      | 179450 | 0350  | 9/8/05    | \$500,000  | 1110               | 0             | 7         | 1907            | 3    | 5400     | N    | N           | 2229 2ND AVE W     |
| 009      | 701120 | 0020  | 12/13/04  | \$602,000  | 1110               | 700           | 7         | 1919            | 3    | 5400     | Y    | N           | 2216 11TH AVE W    |
| 009      | 239710 | 1035  | 11/10/05  | \$711,000  | 1120               | 1020          | 7         | 1906            | 4    | 3600     | N    | N           | 1947 4TH AVE W     |
| 009      | 081000 | 0165  | 6/7/04    | \$490,000  | 1120               | 0             | 7         | 1925            | 4    | 6000     | N    | N           | 1609 WARREN AVE N  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 009      | 080900 | 0925  | 5/6/05    | \$545,000  | 1130               | 0             | 7         | 1904            | 3    | 6000     | N    | N           | 1709 2ND AVE N    |
| 009      | 192504 | 9007  | 8/18/06   | \$570,000  | 1130               | 1100          | 7         | 1936            | 3    | 10322    | Y    | N           | 2510 LORENTZ PL N |
| 009      | 423290 | 3105  | 10/14/05  | \$440,000  | 1130               | 0             | 7         | 1906            | 3    | 3600     | N    | N           | 1528 5TH AVE W    |
| 009      | 239710 | 1240  | 9/16/05   | \$600,000  | 1140               | 100           | 7         | 1996            | 3    | 3600     | N    | N           | 1945 5TH AVE W    |
| 009      | 423290 | 3020  | 10/11/05  | \$502,000  | 1140               | 0             | 7         | 1925            | 3    | 3300     | N    | N           | 1507 5TH AVE W    |
| 009      | 239710 | 1240  | 10/7/04   | \$479,000  | 1140               | 100           | 7         | 1996            | 3    | 3600     | N    | N           | 1945 5TH AVE W    |
| 009      | 701120 | 1465  | 12/19/05  | \$429,500  | 1140               | 0             | 7         | 1925            | 4    | 2159     | Y    | N           | 1916 11TH AVE W   |
| 009      | 701120 | 1465  | 8/31/04   | \$405,000  | 1140               | 0             | 7         | 1925            | 4    | 2159     | Y    | N           | 1916 11TH AVE W   |
| 009      | 173180 | 1025  | 4/3/06    | \$751,000  | 1150               | 350           | 7         | 1950            | 3    | 4740     | N    | N           | 304 W LEE ST      |
| 009      | 192930 | 0276  | 5/30/06   | \$648,000  | 1150               | 240           | 7         | 1952            | 3    | 7000     | Y    | N           | 421 RAYE ST       |
| 009      | 701120 | 0880  | 1/24/06   | \$583,750  | 1150               | 330           | 7         | 1918            | 3    | 1926     | Y    | N           | 1906 8TH AVE W    |
| 009      | 080900 | 0560  | 7/12/06   | \$535,000  | 1150               | 0             | 7         | 1929            | 3    | 4000     | N    | N           | 1614 3RD AVE N    |
| 009      | 080900 | 0545  | 7/15/04   | \$500,000  | 1150               | 100           | 7         | 1929            | 3    | 4000     | N    | N           | 1606 3RD AVE N    |
| 009      | 701120 | 1035  | 8/3/04    | \$469,000  | 1150               | 1010          | 7         | 1908            | 3    | 3600     | N    | N           | 1934 9TH AVE W    |
| 009      | 701120 | 0191  | 9/6/06    | \$549,000  | 1160               | 0             | 7         | 1911            | 3    | 3200     | N    | N           | 2153 10TH AVE W   |
| 009      | 423290 | 2015  | 5/26/06   | \$620,500  | 1160               | 0             | 7         | 1973            | 4    | 2700     | N    | N           | 302 W GARFIELD ST |
| 009      | 688990 | 0285  | 7/6/04    | \$735,000  | 1160               | 180           | 7         | 1968            | 3    | 5160     | Y    | N           | 438 COMSTOCK PL   |
| 009      | 423290 | 2015  | 5/25/05   | \$562,500  | 1160               | 0             | 7         | 1973            | 4    | 2700     | N    | N           | 302 W GARFIELD ST |
| 009      | 168940 | 1369  | 8/25/04   | \$416,000  | 1170               | 720           | 7         | 1905            | 4    | 2440     | Y    | N           | 457 GARFIELD ST   |
| 009      | 239710 | 1317  | 3/23/05   | \$469,950  | 1180               | 0             | 7         | 1919            | 4    | 2400     | N    | N           | 525 W CROCKETT ST |
| 009      | 239710 | 0665  | 6/2/06    | \$630,000  | 1210               | 1210          | 7         | 1928            | 4    | 3600     | N    | N           | 2128 4TH AVE W    |
| 009      | 080900 | 2650  | 6/19/06   | \$593,000  | 1220               | 0             | 7         | 1907            | 3    | 2400     | N    | N           | 111 CROCKETT ST   |
| 009      | 080900 | 0270  | 6/24/05   | \$630,000  | 1220               | 0             | 7         | 1901            | 5    | 3750     | N    | N           | 361 GARFIELD ST   |
| 009      | 423290 | 0465  | 12/5/05   | \$825,000  | 1230               | 0             | 7         | 1907            | 3    | 3600     | N    | N           | 1823 4TH AVE W    |
| 009      | 545780 | 0600  | 9/22/05   | \$760,000  | 1250               | 980           | 7         | 1923            | 4    | 4800     | Y    | N           | 315 WARD ST       |
| 009      | 545780 | 0605  | 8/18/04   | \$625,000  | 1250               | 530           | 7         | 1957            | 3    | 4158     | Y    | N           | 325 WARD ST       |
| 009      | 080900 | 0945  | 5/14/04   | \$435,000  | 1250               | 480           | 7         | 1918            | 3    | 2760     | N    | N           | 206 HAYES ST      |
| 009      | 213870 | 0045  | 12/26/06  | \$819,000  | 1280               | 600           | 7         | 1910            | 4    | 2800     | N    | N           | 2316 WARREN AVE N |
| 009      | 239710 | 1400  | 2/16/05   | \$496,250  | 1290               | 500           | 7         | 1909            | 3    | 3600     | N    | N           | 1906 6TH AVE W    |
| 009      | 323220 | 0015  | 5/6/04    | \$451,000  | 1290               | 0             | 7         | 1905            | 3    | 3625     | N    | N           | 1807 11TH AVE W   |
| 009      | 239710 | 1285  | 1/22/04   | \$485,000  | 1300               | 0             | 7         | 1906            | 4    | 3600     | N    | N           | 1917 5TH AVE W    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 009      | 080900 | 0835  | 7/14/04   | \$450,000  | 1300               | 200           | 7         | 1905            | 3    | 6000     | N    | N           | 1713 WARREN AVE N   |
| 009      | 423290 | 2170  | 8/25/06   | \$649,900  | 1340               | 0             | 7         | 1909            | 3    | 3785     | N    | N           | 1627 4TH AVE W      |
| 009      | 701120 | 1296  | 1/31/06   | \$515,000  | 1340               | 310           | 7         | 1911            | 3    | 2400     | N    | N           | 906 W HOWE ST       |
| 009      | 423290 | 3195  | 9/18/06   | \$600,000  | 1350               | 0             | 7         | 1926            | 3    | 4800     | N    | N           | 1519 4TH AVE W      |
| 009      | 423290 | 3220  | 2/15/05   | \$450,000  | 1350               | 0             | 7         | 1922            | 4    | 2700     | N    | N           | 1509 4TH AVE W      |
| 009      | 186110 | 0025  | 11/8/04   | \$382,500  | 1350               | 0             | 7         | 1900            | 4    | 3600     | Y    | N           | 1622 10TH AVE W     |
| 009      | 423290 | 2390  | 5/2/05    | \$538,000  | 1360               | 0             | 7         | 1903            | 4    | 3600     | N    | N           | 1611 5TH AVE W      |
| 009      | 423290 | 3760  | 10/21/04  | \$529,000  | 1360               | 700           | 7         | 1984            | 3    | 3600     | N    | N           | 1517 1ST AVE W      |
| 009      | 080900 | 1955  | 7/22/04   | \$486,000  | 1360               | 0             | 7         | 1924            | 4    | 3400     | N    | N           | 305 NEWTON ST       |
| 009      | 239710 | 1107  | 8/2/06    | \$745,000  | 1370               | 140           | 7         | 1913            | 3    | 2400     | N    | N           | 410 W HOWE ST       |
| 009      | 688990 | 0275  | 6/7/04    | \$680,000  | 1370               | 800           | 7         | 2001            | 3    | 3300     | Y    | N           | 417 LEE ST          |
| 009      | 239710 | 0360  | 3/5/04    | \$365,000  | 1380               | 0             | 7         | 1919            | 4    | 3600     | N    | N           | 2127 5TH AVE W      |
| 009      | 179450 | 1335  | 9/11/06   | \$482,000  | 1380               | 0             | 7         | 1904            | 3    | 3600     | N    | N           | 207 W CROCKETT ST   |
| 009      | 080900 | 3130  | 4/26/06   | \$785,000  | 1390               | 200           | 7         | 1908            | 3    | 4000     | N    | N           | 363 LYNN ST         |
| 009      | 701120 | 1265  | 6/27/05   | \$715,000  | 1390               | 690           | 7         | 1904            | 4    | 5880     | N    | N           | 1916 10TH AVE W     |
| 009      | 080900 | 0690  | 8/4/05    | \$469,950  | 1390               | 0             | 7         | 1981            | 3    | 3000     | N    | N           | 215 HAYES ST        |
| 009      | 081000 | 0135  | 7/19/04   | \$391,000  | 1390               | 0             | 7         | 1926            | 3    | 2850     | N    | N           | 107 HAYES ST        |
| 009      | 701120 | 0580  | 4/11/06   | \$550,000  | 1400               | 1080          | 7         | 1905            | 3    | 2613     | N    | N           | 2153 8TH AVE W      |
| 009      | 239710 | 1305  | 12/5/05   | \$580,000  | 1400               | 0             | 7         | 1902            | 3    | 3600     | N    | N           | 1905 5TH AVE W      |
| 009      | 239710 | 1355  | 2/17/05   | \$475,000  | 1410               | 0             | 7         | 1909            | 3    | 3600     | N    | N           | 1934 6TH AVE W      |
| 009      | 423290 | 0315  | 6/27/05   | \$585,000  | 1420               | 0             | 7         | 1908            | 3    | 3600     | N    | N           | 1809 5TH AVE W      |
| 009      | 534420 | 0215  | 7/13/06   | \$699,000  | 1440               | 0             | 7         | 1914            | 3    | 4800     | N    | N           | 2419 NOB HILL AVE N |
| 009      | 192930 | 0245  | 10/28/04  | \$599,950  | 1450               | 0             | 7         | 1909            | 4    | 5000     | Y    | N           | 411 RAYE ST         |
| 009      | 423290 | 0230  | 9/18/06   | \$645,000  | 1460               | 0             | 7         | 1918            | 4    | 3600     | N    | N           | 1810 6TH AVE W      |
| 009      | 179450 | 0495  | 4/26/05   | \$575,000  | 1470               | 780           | 7         | 1916            | 3    | 2400     | N    | N           | 211 W BOSTON ST     |
| 009      | 423290 | 1770  | 6/4/04    | \$500,000  | 1470               | 0             | 7         | 1923            | 3    | 2640     | N    | N           | 209 W BLAINE ST     |
| 009      | 179450 | 0025  | 1/15/04   | \$620,000  | 1490               | 800           | 7         | 1990            | 3    | 6000     | N    | N           | 2215 1ST AVE N      |
| 009      | 423290 | 2000  | 6/28/05   | \$703,000  | 1500               | 0             | 7         | 1908            | 4    | 3600     | N    | N           | 1611 3RD AVE W      |
| 009      | 423290 | 3265  | 3/23/06   | \$535,000  | 1500               | 0             | 7         | 1900            | 5    | 2400     | N    | N           | 321 W GARFIELD ST   |
| 009      | 186060 | 0355  | 7/28/06   | \$692,500  | 1500               | 570           | 7         | 1906            | 5    | 4800     | N    | N           | 1824 8TH AVE W      |
| 009      | 080900 | 3565  | 2/17/05   | \$480,000  | 1500               | 0             | 7         | 1911            | 4    | 2400     | N    | N           | 154 LYNN ST         |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 009      | 186060 | 0355  | 2/17/04   | \$519,000   | 1500               | 570           | 7         | 1906            | 5    | 4800     | N    | N           | 1824 8TH AVE W      |
| 009      | 239710 | 1017  | 10/3/05   | \$580,000   | 1520               | 0             | 7         | 1921            | 3    | 3000     | N    | N           | 411 W CROCKETT ST   |
| 009      | 080900 | 1228  | 6/23/04   | \$539,950   | 1520               | 0             | 7         | 1925            | 4    | 4200     | Y    | N           | 1709 4TH AVE N      |
| 009      | 423290 | 2040  | 3/23/06   | \$599,000   | 1530               | 0             | 7         | 1902            | 5    | 2400     | N    | N           | 317 W BLAINE ST     |
| 009      | 186060 | 0850  | 9/9/04    | \$482,900   | 1540               | 400           | 7         | 1925            | 3    | 3600     | N    | N           | 1516 10TH AVE W     |
| 009      | 689040 | 0045  | 12/13/06  | \$620,000   | 1540               | 0             | 7         | 1902            | 5    | 4158     | Y    | N           | 406 HIGHLAND DR     |
| 009      | 701120 | 0171  | 6/29/05   | \$534,000   | 1550               | 500           | 7         | 1992            | 3    | 1723     | N    | N           | 2143 10TH AVE W     |
| 009      | 186060 | 0475  | 2/3/06    | \$592,200   | 1560               | 240           | 7         | 1919            | 4    | 2960     | N    | N           | 815 W HOWE ST       |
| 009      | 423290 | 2990  | 4/27/05   | \$475,000   | 1570               | 0             | 7         | 1904            | 3    | 6000     | N    | N           | 1525 5TH AVE W      |
| 009      | 186110 | 0020  | 2/8/06    | \$750,000   | 1580               | 0             | 7         | 1921            | 4    | 3600     | Y    | N           | 1624 10TH AVE W     |
| 009      | 701120 | 1040  | 1/4/05    | \$550,000   | 1580               | 300           | 7         | 1914            | 3    | 3600     | N    | N           | 1930 9TH AVE W      |
| 009      | 701120 | 1065  | 7/28/05   | \$619,000   | 1580               | 990           | 7         | 1907            | 4    | 3600     | N    | N           | 1916 9TH AVE W      |
| 009      | 701120 | 1040  | 9/16/04   | \$425,000   | 1580               | 300           | 7         | 1914            | 3    | 3600     | N    | N           | 1930 9TH AVE W      |
| 009      | 173280 | 0910  | 6/26/04   | \$550,000   | 1590               | 150           | 7         | 1913            | 3    | 3880     | N    | N           | 411 W LEE ST        |
| 009      | 239710 | 0085  | 5/13/04   | \$460,000   | 1610               | 0             | 7         | 1905            | 5    | 3600     | N    | N           | 2110 7TH AVE W      |
| 009      | 692370 | 0015  | 6/14/06   | \$780,000   | 1620               | 0             | 7         | 1925            | 4    | 3000     | N    | N           | 111 NEWTON ST       |
| 009      | 080900 | 2475  | 4/26/06   | \$675,000   | 1620               | 0             | 7         | 1912            | 3    | 2700     | N    | N           | 152 NEWTON ST       |
| 009      | 168940 | 0195  | 8/22/05   | \$762,500   | 1630               | 640           | 7         | 1919            | 3    | 5425     | N    | N           | 2313 BIGELOW AVE N  |
| 009      | 323220 | 0160  | 10/31/05  | \$535,000   | 1640               | 0             | 7         | 1958            | 4    | 3625     | Y    | N           | 1821 12TH AVE W     |
| 009      | 213870 | 0100  | 12/14/05  | \$635,000   | 1650               | 0             | 7         | 1907            | 3    | 4371     | N    | N           | 2404 2ND AVE N      |
| 009      | 080900 | 2390  | 6/6/06    | \$530,000   | 1660               | 0             | 7         | 1919            | 3    | 3190     | N    | N           | 2005 NOB HILL AVE N |
| 009      | 186060 | 0440  | 6/23/05   | \$890,000   | 1670               | 400           | 7         | 1906            | 5    | 4800     | Y    | N           | 1807 8TH AVE W      |
| 009      | 701120 | 1235  | 3/4/04    | \$501,511   | 1680               | 480           | 7         | 1906            | 4    | 5400     | N    | N           | 1930 10TH AVE W     |
| 009      | 423290 | 1115  | 3/16/05   | \$630,000   | 1700               | 0             | 7         | 1906            | 3    | 2550     | N    | N           | 1833 1ST AVE N      |
| 009      | 080900 | 0620  | 9/16/04   | \$625,000   | 1710               | 0             | 7         | 1900            | 4    | 6000     | N    | N           | 320 GARFIELD ST     |
| 009      | 239710 | 0397  | 8/5/05    | \$629,950   | 1720               | 0             | 7         | 1906            | 2    | 3600     | N    | N           | 506 W CROCKETT ST   |
| 009      | 186140 | 0050  | 3/8/06    | \$715,000   | 1720               | 800           | 7         | 1904            | 4    | 3600     | N    | N           | 1607 10TH AVE W     |
| 009      | 701120 | 1005  | 10/5/05   | \$1,035,000 | 1730               | 710           | 7         | 1965            | 3    | 7200     | Y    | N           | 1948 9TH AVE W      |
| 009      | 770510 | 0170  | 8/29/05   | \$991,820   | 1730               | 0             | 7         | 1908            | 5    | 2070     | Y    | N           | 1110 W GARFIELD ST  |
| 009      | 701120 | 0115  | 4/25/05   | \$625,000   | 1730               | 0             | 7         | 1906            | 4    | 3600     | N    | N           | 2107 10TH AVE W     |
| 009      | 701120 | 1005  | 4/5/05    | \$865,000   | 1730               | 710           | 7         | 1965            | 3    | 7200     | Y    | N           | 1948 9TH AVE W      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 009      | 239710 | 1385  | 6/12/06   | \$899,000   | 1750               | 720           | 7         | 1908            | 5    | 3600     | N    | N           | 1914 6TH AVE W      |
| 009      | 080900 | 2210  | 6/10/05   | \$905,000   | 1760               | 0             | 7         | 1907            | 3    | 3200     | N    | N           | 2014 NOB HILL AVE N |
| 009      | 186060 | 0345  | 12/2/04   | \$444,000   | 1760               | 0             | 7         | 1916            | 3    | 3088     | Y    | N           | 1834 8TH AVE W      |
| 009      | 423290 | 2125  | 2/3/05    | \$585,000   | 1780               | 0             | 7         | 1900            | 4    | 4050     | N    | N           | 318 W GARFIELD ST   |
| 009      | 423290 | 2395  | 6/15/05   | \$531,000   | 1780               | 0             | 7         | 1916            | 3    | 3600     | N    | N           | 1607 5TH AVE W      |
| 009      | 423290 | 2005  | 4/20/05   | \$654,000   | 1790               | 0             | 7         | 1900            | 4    | 4500     | N    | N           | 1607 3RD AVE W      |
| 009      | 423290 | 2005  | 2/19/04   | \$513,000   | 1790               | 0             | 7         | 1900            | 4    | 4500     | N    | N           | 1607 3RD AVE W      |
| 009      | 239710 | 0916  | 10/6/06   | \$819,000   | 1830               | 0             | 7         | 1907            | 3    | 4800     | N    | N           | 315 W CROCKETT ST   |
| 009      | 692670 | 0070  | 1/8/06    | \$825,000   | 1830               | 1220          | 7         | 1925            | 4    | 4000     | N    | N           | 1821 BIGELOW AVE N  |
| 009      | 080900 | 3795  | 6/29/04   | \$540,000   | 1840               | 0             | 7         | 1923            | 3    | 4370     | N    | N           | 2312 NOB HILL AVE N |
| 009      | 423290 | 2070  | 7/14/04   | \$485,000   | 1850               | 0             | 7         | 1906            | 3    | 5280     | N    | N           | 1624 4TH AVE W      |
| 009      | 271410 | 0025  | 12/23/04  | \$733,500   | 1855               | 880           | 7         | 2006            | 3    | 3211     | Y    | N           | 425 COMSTOCK PL     |
| 009      | 186110 | 0122  | 6/19/06   | \$760,000   | 1860               | 1860          | 7         | 1963            | 3    | 5400     | N    | N           | 1820 10TH AVE W     |
| 009      | 186110 | 0130  | 6/19/06   | \$760,000   | 1860               | 1860          | 7         | 1963            | 3    | 5400     | N    | N           | 1818 10TH AVE W     |
| 009      | 080900 | 3655  | 11/10/06  | \$885,000   | 1880               | 0             | 7         | 2002            | 3    | 6000     | N    | N           | 2302 2ND AVE N      |
| 009      | 080900 | 3445  | 8/9/06    | \$735,700   | 1900               | 700           | 7         | 1920            | 3    | 6000     | N    | N           | 2212 1ST AVE N      |
| 009      | 423290 | 0491  | 3/30/06   | \$750,000   | 1920               | 0             | 7         | 1966            | 3    | 5400     | N    | N           | 408 W BLAINE ST     |
| 009      | 616990 | 1055  | 11/3/05   | \$749,000   | 1970               | 0             | 7         | 1922            | 3    | 4800     | Y    | N           | 1408 9TH AVE W      |
| 009      | 186140 | 0040  | 9/17/04   | \$445,000   | 1970               | 0             | 7         | 1923            | 3    | 5400     | N    | N           | 1611 10TH AVE W     |
| 009      | 545780 | 1065  | 5/22/06   | \$800,000   | 2010               | 50            | 7         | 1908            | 3    | 4440     | Y    | N           | 358 PROSPECT ST     |
| 009      | 186140 | 0060  | 12/15/05  | \$580,000   | 2010               | 0             | 7         | 1902            | 4    | 3600     | N    | N           | 1601 10TH AVE W     |
| 009      | 770510 | 0130  | 1/27/06   | \$700,000   | 2030               | 0             | 7         | 1912            | 3    | 2859     | Y    | N           | 1111 W BLAINE ST    |
| 009      | 323220 | 0170  | 11/13/06  | \$792,500   | 2040               | 0             | 7         | 1929            | 5    | 3625     | Y    | N           | 1827 12TH AVE W     |
| 009      | 168940 | 0075  | 8/24/06   | \$1,200,000 | 2060               | 190           | 7         | 1937            | 3    | 6910     | Y    | N           | 1701 BIGELOW AVE N  |
| 009      | 423290 | 2940  | 11/22/06  | \$564,300   | 2120               | 0             | 7         | 1900            | 3    | 3643     | N    | N           | 1512 6TH AVE W      |
| 009      | 168940 | 0480  | 3/1/05    | \$1,227,500 | 2250               | 900           | 7         | 1924            | 5    | 4563     | N    | N           | 2110 BIGELOW AVE N  |
| 009      | 701120 | 0455  | 12/7/04   | \$675,000   | 2280               | 0             | 7         | 1949            | 3    | 7200     | Y    | N           | 2120 9TH AVE W      |
| 009      | 692670 | 0335  | 5/10/05   | \$592,500   | 2290               | 200           | 7         | 1919            | 4    | 3700     | N    | N           | 451 CROCKETT ST     |
| 009      | 080900 | 3775  | 5/20/04   | \$623,000   | 2340               | 120           | 7         | 1923            | 3    | 4000     | N    | N           | 2302 NOB HILL AVE N |
| 009      | 701120 | 0810  | 2/23/05   | \$790,000   | 2500               | 1250          | 7         | 1963            | 3    | 6000     | Y    | N           | 1946 8TH AVE W      |
| 009      | 080900 | 1220  | 12/1/04   | \$650,000   | 2730               | 0             | 7         | 1900            | 3    | 6000     | Y    | N           | 1717 4TH AVE N      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 009      | 701120 | 1476  | 6/29/06   | \$482,500  | 710                | 300           | 8         | 2006            | 3    | 1107     | N    | N           | 1908 B 11TH AVE W   |
| 009      | 701120 | 1477  | 7/24/06   | \$479,500  | 710                | 300           | 8         | 2006            | 3    | 1108     | N    | N           | 1908 A 11TH AVE W   |
| 009      | 701120 | 1466  | 11/29/05  | \$433,675  | 720                | 310           | 8         | 2005            | 3    | 1073     | N    | N           | 1914 11TH AVE W     |
| 009      | 701120 | 1467  | 11/29/05  | \$432,700  | 720                | 310           | 8         | 2005            | 3    | 1160     | N    | N           | 1411 11TH AVE W     |
| 009      | 701120 | 1521  | 11/9/05   | \$442,000  | 730                | 360           | 8         | 2005            | 3    | 1673     | N    | N           | 1921 10TH AVE W     |
| 009      | 701120 | 0896  | 4/26/06   | \$542,000  | 780                | 200           | 8         | 1921            | 5    | 2400     | Y    | N           | 1901 7TH AVE W      |
| 009      | 701120 | 0896  | 1/8/04    | \$512,500  | 780                | 200           | 8         | 1921            | 5    | 2400     | Y    | N           | 1901 7TH AVE W      |
| 009      | 701120 | 0582  | 7/10/06   | \$505,950  | 900                | 450           | 8         | 2006            | 3    | 1397     | N    | N           | 2155 B 8TH AVE W    |
| 009      | 701120 | 1451  | 4/28/05   | \$425,000  | 960                | 320           | 8         | 2005            | 3    | 1525     | N    | N           | 1922 11TH AVE W     |
| 009      | 701120 | 1116  | 7/19/04   | \$429,950  | 980                | 0             | 8         | 2003            | 3    | 1302     | N    | N           | 1917 C 8TH AVE W    |
| 009      | 701120 | 1118  | 11/16/04  | \$425,000  | 980                | 0             | 8         | 2003            | 3    | 1637     | N    | N           | 1917 A 8TH AVE W    |
| 009      | 701120 | 1117  | 8/13/04   | \$419,950  | 1000               | 0             | 8         | 2003            | 3    | 979      | N    | N           | 1917 B 8TH AVE W    |
| 009      | 186110 | 0090  | 11/28/04  | \$590,000  | 1010               | 120           | 8         | 1909            | 4    | 3240     | Y    | N           | 1815 9TH AVE W      |
| 009      | 169890 | 0195  | 7/8/05    | \$599,950  | 1040               | 0             | 8         | 1931            | 4    | 3000     | N    | N           | 2509 NOB HILL AVE N |
| 009      | 080900 | 1330  | 8/19/05   | \$637,000  | 1080               | 0             | 8         | 1929            | 3    | 3100     | N    | N           | 359 HOWE ST         |
| 009      | 701120 | 0107  | 5/12/05   | \$535,000  | 1090               | 300           | 8         | 2003            | 3    | 1440     | N    | N           | 2101 10TH AVE W     |
| 009      | 080900 | 3080  | 1/31/06   | \$437,500  | 1090               | 0             | 8         | 1948            | 3    | 3200     | N    | N           | 2216 4TH AVE N      |
| 009      | 080900 | 0790  | 2/25/04   | \$395,000  | 1180               | 0             | 8         | 1904            | 3    | 3600     | N    | N           | 1716 1ST AVE N      |
| 009      | 080900 | 1870  | 11/16/05  | \$656,125  | 1200               | 420           | 8         | 1989            | 3    | 6000     | N    | N           | 1911 3RD AVE N      |
| 009      | 080900 | 1765  | 6/27/05   | \$675,000  | 1210               | 400           | 8         | 1926            | 3    | 4000     | N    | N           | 1923 WARREN AVE N   |
| 009      | 179450 | 0155  | 11/21/06  | \$555,000  | 1210               | 0             | 8         | 1909            | 4    | 3600     | N    | N           | 25 W MCGRAW ST      |
| 009      | 179450 | 0235  | 8/18/05   | \$658,000  | 1230               | 1010          | 8         | 1925            | 4    | 3600     | N    | N           | 2233 1ST AVE W      |
| 009      | 179450 | 0250  | 5/10/04   | \$479,950  | 1230               | 0             | 8         | 1926            | 3    | 3600     | N    | N           | 2229 1ST AVE W      |
| 009      | 080900 | 2555  | 3/24/04   | \$585,000  | 1250               | 840           | 8         | 1902            | 5    | 5400     | N    | N           | 2017 2ND AVE N      |
| 009      | 080900 | 2665  | 3/24/06   | \$695,000  | 1260               | 0             | 8         | 1909            | 3    | 2500     | N    | N           | 115 CROCKETT ST     |
| 009      | 731890 | 0046  | 7/11/06   | \$699,000  | 1300               | 0             | 8         | 1927            | 3    | 2960     | N    | N           | 159 GARFIELD ST     |
| 009      | 168940 | 0500  | 10/26/05  | \$696,000  | 1310               | 1000          | 8         | 1924            | 3    | 3819     | N    | N           | 453 BOSTON ST       |
| 009      | 423290 | 2440  | 8/6/06    | \$775,000  | 1330               | 0             | 8         | 1916            | 4    | 3600     | N    | N           | 1628 6TH AVE W      |
| 009      | 956180 | 0111  | 8/26/04   | \$735,000  | 1330               | 780           | 8         | 1958            | 3    | 6030     | N    | N           | 1212 3RD AVE N      |
| 009      | 239710 | 1105  | 5/20/04   | \$555,000  | 1360               | 0             | 8         | 1913            | 3    | 2400     | N    | N           | 406 W HOWE ST       |
| 009      | 701120 | 1250  | 8/22/05   | \$520,000  | 1360               | 460           | 8         | 1909            | 4    | 3600     | N    | N           | 1924 10TH AVE W     |

**Improved Sales Used in this Annual Update Analysis  
Area 12  
(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 009      | 169890 | 0105  | 9/18/06   | \$587,500   | 1370               | 1280          | 8         | 1956            | 3    | 4506     | N    | N           | 302 HALLADAY ST     |
| 009      | 545780 | 0122  | 8/4/06    | \$950,000   | 1370               | 970           | 8         | 1964            | 4    | 5225     | Y    | N           | 219 WARD ST         |
| 009      | 545780 | 0122  | 2/18/05   | \$820,000   | 1370               | 970           | 8         | 1964            | 4    | 5225     | Y    | N           | 219 WARD ST         |
| 009      | 770510 | 0030  | 9/1/04    | \$630,000   | 1380               | 420           | 8         | 1951            | 3    | 6250     | Y    | N           | 1537 11TH AVE W     |
| 009      | 239710 | 0606  | 7/15/04   | \$534,500   | 1380               | 300           | 8         | 1917            | 4    | 2400     | N    | N           | 406 W CROCKETT ST   |
| 009      | 388090 | 0205  | 7/1/05    | \$900,000   | 1390               | 1200          | 8         | 1951            | 3    | 6400     | Y    | N           | 309 W KINNEAR PL    |
| 009      | 701120 | 1550  | 5/31/06   | \$718,350   | 1400               | 1200          | 8         | 1953            | 3    | 4800     | Y    | N           | 1937 10TH AVE W     |
| 009      | 701420 | 0041  | 11/12/04  | \$748,000   | 1430               | 0             | 8         | 1923            | 3    | 5400     | N    | N           | 1509 WARREN AVE N   |
| 009      | 239710 | 0815  | 10/14/05  | \$660,000   | 1450               | 0             | 8         | 1913            | 5    | 2400     | N    | N           | 301 W CROCKETT ST   |
| 009      | 239710 | 0816  | 4/19/04   | \$638,000   | 1450               | 640           | 8         | 1913            | 4    | 2400     | N    | N           | 305 W CROCKETT ST   |
| 009      | 080900 | 1470  | 3/27/06   | \$925,000   | 1460               | 0             | 8         | 1905            | 3    | 4000     | N    | N           | 1823 NOB HILL AVE N |
| 009      | 179450 | 0285  | 9/27/05   | \$755,000   | 1460               | 0             | 8         | 1914            | 3    | 1935     | N    | N           | 106 W BOSTON ST     |
| 009      | 080900 | 3125  | 5/9/06    | \$961,200   | 1460               | 100           | 8         | 1906            | 4    | 6000     | N    | N           | 2214 NOB HILL AVE N |
| 009      | 545730 | 0971  | 4/12/06   | \$1,300,000 | 1460               | 1400          | 8         | 1956            | 3    | 5040     | Y    | N           | 161 HIGHLAND DR     |
| 009      | 239710 | 1365  | 7/12/04   | \$492,500   | 1470               | 0             | 8         | 1908            | 4    | 3600     | N    | N           | 1928 6TH AVE W      |
| 009      | 081000 | 0175  | 11/13/06  | \$960,000   | 1480               | 750           | 8         | 1907            | 5    | 3000     | N    | N           | 114 GARFIELD ST     |
| 009      | 423290 | 3025  | 3/3/05    | \$525,000   | 1480               | 0             | 8         | 1906            | 3    | 3300     | N    | N           | 506 W GALER ST      |
| 009      | 081000 | 0175  | 6/1/04    | \$600,000   | 1480               | 750           | 8         | 1907            | 5    | 3000     | N    | N           | 114 GARFIELD ST     |
| 009      | 701120 | 1330  | 1/5/06    | \$895,500   | 1490               | 450           | 8         | 1904            | 3    | 7200     | Y    | N           | 1925 9TH AVE W      |
| 009      | 616990 | 1195  | 3/11/05   | \$640,000   | 1490               | 0             | 8         | 1919            | 3    | 2260     | N    | N           | 1003 W GALER ST     |
| 009      | 423290 | 3985  | 10/12/06  | \$770,000   | 1490               | 790           | 8         | 1918            | 4    | 3600     | Y    | N           | 15 GARFIELD ST      |
| 009      | 423290 | 3030  | 1/25/05   | \$535,000   | 1490               | 0             | 8         | 1910            | 3    | 3300     | N    | N           | 510 W GALER ST      |
| 009      | 239710 | 1235  | 5/11/05   | \$599,000   | 1490               | 0             | 8         | 1907            | 5    | 3600     | N    | N           | 1947 5TH AVE W      |
| 009      | 323220 | 0010  | 11/10/04  | \$485,000   | 1500               | 0             | 8         | 1917            | 3    | 2280     | N    | N           | 1805 11TH AVE W     |
| 009      | 423290 | 3730  | 3/28/05   | \$568,420   | 1500               | 750           | 8         | 1905            | 5    | 3600     | N    | N           | 1535 1ST AVE W      |
| 009      | 239710 | 0901  | 7/26/04   | \$705,000   | 1510               | 0             | 8         | 1906            | 3    | 3200     | Y    | N           | 302 W HOWE ST       |
| 009      | 239710 | 0301  | 11/15/06  | \$745,000   | 1510               | 0             | 8         | 1907            | 5    | 2520     | N    | N           | 522 W CROCKETT ST   |
| 009      | 701120 | 0047  | 6/19/06   | \$699,000   | 1510               | 360           | 8         | 2006            | 3    | 1759     | N    | N           | 2202 11TH AVE W     |
| 009      | 545780 | 1805  | 9/8/04    | \$765,000   | 1510               | 0             | 8         | 1982            | 3    | 2880     | Y    | N           | 406 PROSPECT ST     |
| 009      | 701120 | 0048  | 10/16/06  | \$630,000   | 1510               | 360           | 8         | 2006            | 3    | 1767     | N    | N           | 2202 11TH AVE W     |
| 009      | 689040 | 0040  | 11/30/04  | \$537,500   | 1510               | 0             | 8         | 1979            | 3    | 4000     | Y    | N           | 410 HIGHLAND DR     |

**Improved Sales Used in this Annual Update Analysis  
Area 12  
(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 009      | 239710 | 0301  | 4/27/05   | \$460,000   | 1510               | 0             | 8         | 1907            | 5    | 2520     | N    | N           | 522 W CROCKETT ST   |
| 009      | 731890 | 0057  | 4/16/04   | \$432,000   | 1520               | 0             | 8         | 1917            | 3    | 3025     | N    | N           | 1519 2ND AVE N      |
| 009      | 616990 | 1196  | 9/16/04   | \$602,000   | 1530               | 290           | 8         | 1919            | 3    | 2260     | Y    | N           | 1007 W GALER ST     |
| 009      | 701120 | 1450  | 3/6/06    | \$494,500   | 1530               | 0             | 8         | 1930            | 4    | 2344     | Y    | N           | 1924 11TH AVE W     |
| 009      | 701120 | 1450  | 6/17/05   | \$425,000   | 1530               | 0             | 8         | 1930            | 4    | 2344     | Y    | N           | 1924 11TH AVE W     |
| 009      | 701120 | 0885  | 9/26/05   | \$649,950   | 1540               | 0             | 8         | 1916            | 4    | 2400     | N    | N           | 718 W HOWE ST       |
| 009      | 173280 | 0180  | 7/27/06   | \$679,000   | 1540               | 0             | 8         | 1925            | 5    | 3000     | N    | N           | 1408 4TH AVE W      |
| 009      | 534420 | 0260  | 10/12/05  | \$695,000   | 1550               | 0             | 8         | 1914            | 5    | 3150     | N    | N           | 2402 NOB HILL AVE N |
| 009      | 080900 | 1970  | 10/19/05  | \$799,000   | 1560               | 0             | 8         | 1929            | 4    | 6600     | N    | N           | 315 NEWTON ST       |
| 009      | 352890 | 0190  | 6/17/05   | \$749,000   | 1570               | 420           | 8         | 1927            | 4    | 3500     | Y    | N           | 2518 4TH AVE N      |
| 009      | 081000 | 0080  | 6/23/06   | \$796,000   | 1580               | 810           | 8         | 1925            | 4    | 2750     | N    | N           | 163 HAYES ST        |
| 009      | 179450 | 0420  | 4/19/04   | \$650,000   | 1580               | 0             | 8         | 1916            | 4    | 2360     | N    | N           | 223 W MCGRAW ST     |
| 009      | 545780 | 0705  | 8/8/06    | \$1,129,500 | 1580               | 700           | 8         | 1983            | 3    | 3410     | Y    | N           | 310 WARD ST         |
| 009      | 080900 | 0255  | 2/1/06    | \$674,000   | 1580               | 0             | 8         | 1901            | 5    | 3000     | N    | N           | 1512 NOB HILL AVE N |
| 009      | 080900 | 3555  | 10/7/04   | \$735,000   | 1590               | 140           | 8         | 1907            | 4    | 5400     | N    | N           | 2309 WARREN AVE N   |
| 009      | 421240 | 0105  | 5/9/06    | \$722,000   | 1600               | 600           | 8         | 2003            | 3    | 2305     | N    | N           | 150 LEE ST          |
| 009      | 168940 | 0790  | 11/16/04  | \$632,000   | 1600               | 0             | 8         | 1923            | 3    | 3000     | Y    | N           | 502 NEWTON ST       |
| 009      | 421240 | 0105  | 3/12/04   | \$570,000   | 1600               | 600           | 8         | 2003            | 3    | 2305     | N    | N           | 150 LEE ST          |
| 009      | 421240 | 0106  | 4/22/04   | \$570,000   | 1600               | 600           | 8         | 2003            | 3    | 2014     | N    | N           | 152 LEE ST          |
| 009      | 239710 | 0445  | 4/1/04    | \$375,000   | 1610               | 0             | 8         | 1912            | 3    | 3600     | N    | N           | 2136 5TH AVE W      |
| 009      | 213870 | 0005  | 6/3/05    | \$661,000   | 1610               | 260           | 8         | 1926            | 4    | 3150     | N    | N           | 109 MCGRAW ST       |
| 009      | 239710 | 0445  | 1/10/05   | \$495,000   | 1610               | 0             | 8         | 1912            | 3    | 3600     | N    | N           | 2136 5TH AVE W      |
| 009      | 701120 | 0045  | 8/17/06   | \$799,950   | 1620               | 480           | 8         | 2006            | 3    | 1833     | Y    | N           | 2202 11TH AVE W     |
| 009      | 352890 | 0316  | 5/25/05   | \$639,000   | 1620               | 0             | 8         | 1918            | 4    | 2500     | N    | N           | 2464 4TH AVE N      |
| 009      | 701120 | 0046  | 6/14/06   | \$765,000   | 1620               | 480           | 8         | 2006            | 3    | 1843     | Y    | N           | 2202 11TH AVE W     |
| 009      | 534420 | 0420  | 8/18/05   | \$699,000   | 1640               | 0             | 8         | 1925            | 4    | 4462     | N    | N           | 2468 LORENTZ PL N   |
| 009      | 423290 | 3385  | 12/15/04  | \$605,000   | 1640               | 0             | 8         | 1905            | 4    | 3000     | N    | N           | 311 W GARFIELD ST   |
| 009      | 616990 | 0440  | 6/30/05   | \$769,000   | 1640               | 660           | 8         | 1930            | 4    | 6600     | Y    | N           | 1217 10TH AVE W     |
| 009      | 534420 | 0005  | 7/27/04   | \$785,000   | 1650               | 0             | 8         | 1914            | 4    | 3840     | N    | N           | 2316 NOB HILL AVE N |
| 009      | 545780 | 1655  | 6/13/05   | \$815,000   | 1670               | 1000          | 8         | 1905            | 3    | 3340     | Y    | N           | 411 PROSPECT ST     |
| 009      | 168940 | 0410  | 11/29/05  | \$929,000   | 1680               | 0             | 8         | 1922            | 4    | 3880     | Y    | N           | 463 LYNN ST         |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 009      | 423290 | 3700  | 5/19/06   | \$775,000   | 1680               | 0             | 8         | 1919            | 5    | 3600     | N    | N           | 1516 2ND AVE W      |
| 009      | 173280 | 1500  | 6/21/06   | \$923,000   | 1680               | 0             | 8         | 1902            | 5    | 6400     | N    | N           | 1412 5TH AVE W      |
| 009      | 322020 | 0005  | 6/21/04   | \$580,000   | 1680               | 0             | 8         | 1918            | 2    | 3091     | N    | N           | 125 LEE ST          |
| 009      | 080900 | 2365  | 12/28/05  | \$670,000   | 1690               | 0             | 8         | 1918            | 4    | 2833     | N    | N           | 2017 NOB HILL AVE N |
| 009      | 701120 | 0510  | 12/15/06  | \$815,000   | 1710               | 0             | 8         | 1908            | 3    | 3600     | N    | N           | 2111 8TH AVE W      |
| 009      | 352890 | 0576  | 4/9/04    | \$835,000   | 1710               | 0             | 8         | 1916            | 4    | 3663     | N    | N           | 2324 BIGELOW AVE N  |
| 009      | 186060 | 0895  | 9/5/06    | \$740,000   | 1710               | 0             | 8         | 1913            | 3    | 4800     | Y    | N           | 1610 10TH AVE W     |
| 009      | 701120 | 1297  | 8/6/04    | \$593,000   | 1720               | 600           | 8         | 1918            | 4    | 2400     | Y    | N           | 1903 9TH AVE W      |
| 009      | 545780 | 1755  | 2/1/06    | \$860,000   | 1730               | 280           | 8         | 1926            | 4    | 3600     | Y    | N           | 409 HIGHLAND DR     |
| 009      | 080900 | 2625  | 8/11/06   | \$835,000   | 1740               | 150           | 8         | 1909            | 3    | 2560     | Y    | N           | 2008 1ST AVE N      |
| 009      | 423290 | 3580  | 10/1/04   | \$387,500   | 1740               | 0             | 8         | 1907            | 2    | 3600     | N    | N           | 1529 2ND AVE W      |
| 009      | 701120 | 0173  | 11/3/04   | \$530,000   | 1745               | 440           | 8         | 1989            | 3    | 2475     | N    | N           | 2139 10TH AVE W     |
| 009      | 239710 | 0185  | 6/9/04    | \$499,000   | 1800               | 0             | 8         | 1990            | 3    | 3600     | N    | N           | 2111 6TH AVE W      |
| 009      | 352890 | 0195  | 4/5/05    | \$915,000   | 1810               | 0             | 8         | 1906            | 4    | 10500    | Y    | N           | 2502 4TH AVE N      |
| 009      | 080900 | 1080  | 12/27/04  | \$536,500   | 1810               | 0             | 8         | 1992            | 3    | 2280     | N    | N           | 311 BLAINE ST       |
| 009      | 387990 | 1585  | 2/13/06   | \$1,400,000 | 1820               | 940           | 8         | 1921            | 4    | 6250     | Y    | N           | 515 W KINNEAR PL    |
| 009      | 080900 | 0865  | 7/9/04    | \$719,000   | 1840               | 0             | 8         | 1912            | 5    | 4010     | N    | N           | 1710 WARREN AVE N   |
| 009      | 080900 | 3150  | 5/15/06   | \$945,000   | 1880               | 300           | 8         | 1907            | 4    | 4000     | Y    | N           | 2223 4TH AVE N      |
| 009      | 352890 | 0300  | 10/19/04  | \$750,000   | 1880               | 100           | 8         | 1910            | 4    | 5250     | Y    | N           | 417 SMITH ST        |
| 009      | 168940 | 1230  | 5/27/05   | \$800,000   | 1880               | 0             | 8         | 1913            | 4    | 4875     | Y    | N           | 1602 5TH AVE N      |
| 009      | 423290 | 0490  | 5/23/05   | \$462,500   | 1890               | 1000          | 8         | 1901            | 3    | 5400     | N    | N           | 1801 4TH AVE W      |
| 009      | 692670 | 0190  | 7/25/05   | \$955,000   | 1890               | 400           | 8         | 1922            | 4    | 5950     | Y    | N           | 2206 5TH AVE N      |
| 009      | 168940 | 0200  | 4/20/05   | \$928,000   | 1900               | 700           | 8         | 1924            | 5    | 3963     | N    | N           | 2307 BIGELOW AVE N  |
| 009      | 423290 | 3390  | 3/26/04   | \$710,000   | 1900               | 180           | 8         | 1924            | 5    | 2100     | N    | N           | 1533 3RD AVE W      |
| 009      | 701120 | 0470  | 7/21/04   | \$732,000   | 1900               | 830           | 8         | 1926            | 5    | 5400     | N    | N           | 2110 9TH AVE W      |
| 009      | 169890 | 0250  | 3/23/05   | \$850,000   | 1910               | 0             | 8         | 1925            | 4    | 3600     | Y    | N           | 2466 NOB HILL AVE N |
| 009      | 609600 | 0395  | 4/1/05    | \$810,000   | 1910               | 0             | 8         | 1921            | 3    | 6136     | N    | N           | 357 LEE ST          |
| 009      | 423290 | 4030  | 9/25/06   | \$670,000   | 1920               | 0             | 8         | 1918            | 3    | 5400     | N    | N           | 1523 1ST AVE N      |
| 009      | 423290 | 2715  | 8/22/06   | \$995,000   | 1940               | 440           | 8         | 1927            | 3    | 3600     | N    | N           | 620 W GARFIELD ST   |
| 009      | 080900 | 0895  | 2/9/04    | \$650,000   | 1940               | 0             | 8         | 1922            | 4    | 3750     | N    | N           | 1722 WARREN AVE N   |
| 009      | 081000 | 0075  | 10/10/06  | \$1,075,000 | 1950               | 700           | 8         | 1925            | 5    | 3250     | N    | N           | 1621 2ND AVE N      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 009      | 701120 | 0665  | 4/4/05    | \$895,000   | 1950               | 370           | 8         | 1906            | 3    | 4800     | N    | N           | 2116 8TH AVE W      |
| 009      | 423290 | 3565  | 4/26/04   | \$813,000   | 1960               | 670           | 8         | 1907            | 4    | 3600     | N    | N           | 1535 2ND AVE W      |
| 009      | 692670 | 0030  | 11/2/05   | \$949,000   | 1970               | 0             | 8         | 1925            | 4    | 4815     | N    | N           | 1715 BIGELOW AVE N  |
| 009      | 192504 | 9011  | 9/19/05   | \$700,000   | 1970               | 710           | 8         | 1985            | 4    | 2648     | N    | N           | 2506 LORENTZ PL N   |
| 009      | 609600 | 0355  | 3/9/06    | \$969,000   | 1980               | 0             | 8         | 1924            | 4    | 4232     | N    | N           | 1423 NOB HILL AVE N |
| 009      | 887300 | 0076  | 3/28/05   | \$892,500   | 1980               | 800           | 8         | 1921            | 5    | 4000     | N    | N           | 119 LEE ST          |
| 009      | 701120 | 1316  | 10/26/06  | \$689,000   | 1990               | 330           | 8         | 2006            | 3    | 1797     | N    | N           | 1915 9TH AVE W      |
| 009      | 239710 | 0396  | 5/17/05   | \$741,000   | 1990               | 980           | 8         | 1906            | 4    | 3600     | N    | N           | 510 W CROCKETT ST   |
| 009      | 545780 | 1175  | 3/9/05    | \$940,000   | 2000               | 200           | 8         | 1986            | 3    | 2820     | Y    | N           | 1004 NOB HILL AVE N |
| 009      | 423290 | 2415  | 7/8/04    | \$500,000   | 2010               | 250           | 8         | 1906            | 2    | 2400     | N    | N           | 519 W BLAINE ST     |
| 009      | 080900 | 2160  | 6/5/06    | \$856,000   | 2030               | 0             | 8         | 1906            | 3    | 4800     | N    | N           | 1920 4TH AVE N      |
| 009      | 701120 | 1565  | 3/7/05    | \$650,000   | 2030               | 1120          | 8         | 1968            | 3    | 5400     | N    | N           | 1943 10TH AVE W     |
| 009      | 388090 | 0135  | 4/20/04   | \$814,000   | 2040               | 0             | 8         | 1923            | 3    | 3570     | N    | N           | 1012 5TH AVE W      |
| 009      | 186060 | 0560  | 4/21/05   | \$700,000   | 2060               | 1100          | 8         | 1954            | 4    | 5400     | Y    | N           | 1610 9TH AVE W      |
| 009      | 179450 | 0325  | 5/11/06   | \$950,000   | 2070               | 0             | 8         | 1905            | 5    | 5400     | N    | N           | 2212 2ND AVE W      |
| 009      | 352890 | 0440  | 10/16/06  | \$928,500   | 2070               | 400           | 8         | 1911            | 4    | 3938     | N    | N           | 415 WHEELER ST      |
| 009      | 168940 | 0390  | 11/22/04  | \$750,000   | 2070               | 0             | 8         | 1923            | 4    | 3904     | N    | N           | 2216 BIGELOW AVE N  |
| 009      | 616990 | 0706  | 4/18/06   | \$800,000   | 2080               | 270           | 8         | 1906            | 5    | 3840     | Y    | N           | 810 W HIGHLAND DR   |
| 009      | 616990 | 1125  | 3/3/06    | \$869,000   | 2090               | 940           | 8         | 1904            | 5    | 3600     | Y    | N           | 1403 9TH AVE W      |
| 009      | 701420 | 0015  | 11/10/06  | \$858,000   | 2100               | 0             | 8         | 1907            | 3    | 6000     | N    | N           | 1512 1ST AVE N      |
| 009      | 545780 | 1120  | 1/20/06   | \$1,020,000 | 2100               | 0             | 8         | 1925            | 3    | 3362     | Y    | N           | 371 PROSPECT ST     |
| 009      | 545780 | 1795  | 3/28/06   | \$1,025,000 | 2100               | 700           | 8         | 1925            | 5    | 4400     | Y    | N           | 1110 4TH AVE N      |
| 009      | 692370 | 0070  | 4/11/05   | \$925,000   | 2110               | 0             | 8         | 1903            | 5    | 4000     | N    | N           | 1902 1ST AVE N      |
| 009      | 173280 | 1301  | 12/26/06  | \$886,200   | 2120               | 0             | 8         | 2006            | 3    | 3085     | N    | N           | 1411 6TH AVE W      |
| 009      | 545730 | 0250  | 11/3/06   | \$952,000   | 2140               | 0             | 8         | 1923            | 3    | 4480     | Y    | N           | 119 WARD ST         |
| 009      | 545730 | 0250  | 6/16/06   | \$805,000   | 2140               | 0             | 8         | 1923            | 3    | 4480     | Y    | N           | 119 WARD ST         |
| 009      | 168940 | 0855  | 8/22/06   | \$985,000   | 2160               | 50            | 8         | 1925            | 4    | 4000     | Y    | N           | 2021 5TH AVE N      |
| 009      | 192930 | 0305  | 8/22/05   | \$1,000,000 | 2200               | 0             | 8         | 1913            | 5    | 3944     | Y    | N           | 2551 5TH AVE N      |
| 009      | 616990 | 0550  | 2/1/06    | \$910,000   | 2200               | 1440          | 8         | 1900            | 5    | 4010     | Y    | N           | 1225 9TH AVE W      |
| 009      | 545780 | 0785  | 3/10/05   | \$1,151,000 | 2250               | 420           | 8         | 1924            | 4    | 7560     | Y    | N           | 303 PROSPECT ST     |
| 009      | 168940 | 0070  | 9/19/05   | \$1,148,000 | 2270               | 500           | 8         | 1924            | 4    | 5875     | Y    | N           | 1603 BIGELOW AVE N  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 009      | 179450 | 0645  | 2/13/04   | \$500,000   | 2290               | 1090          | 8         | 1907            | 3    | 5400     | N    | N           | 2115 1ST AVE W      |
| 009      | 173280 | 1300  | 1/28/04   | \$625,000   | 2310               | 0             | 8         | 2006            | 3    | 3313     | N    | N           | 1411 6TH AVE W      |
| 009      | 080900 | 2670  | 10/22/05  | \$781,000   | 2310               | 0             | 8         | 1905            | 5    | 6000     | N    | N           | 2017 WARREN AVE N   |
| 009      | 545730 | 0985  | 11/1/05   | \$1,120,000 | 2320               | 0             | 8         | 1921            | 4    | 7040     | Y    | N           | 150 PROSPECT ST     |
| 009      | 272160 | 0205  | 7/10/06   | \$835,000   | 2330               | 820           | 8         | 1988            | 3    | 4226     | N    | N           | 2508 WARREN AVE N   |
| 009      | 272160 | 0205  | 7/7/05    | \$675,000   | 2330               | 820           | 8         | 1988            | 3    | 4226     | N    | N           | 2508 WARREN AVE N   |
| 009      | 168940 | 1305  | 2/3/06    | \$970,000   | 2380               | 0             | 8         | 1921            | 4    | 5500     | Y    | N           | 1622 BIGELOW AVE N  |
| 009      | 956180 | 0060  | 10/18/04  | \$669,000   | 2440               | 0             | 8         | 1973            | 4    | 3690     | Y    | N           | 1235 3RD AVE N      |
| 009      | 239710 | 0655  | 10/5/06   | \$990,000   | 2480               | 0             | 8         | 2000            | 3    | 3600     | N    | N           | 2134 4TH AVE W      |
| 009      | 168940 | 0230  | 12/14/04  | \$924,000   | 2490               | 240           | 8         | 1917            | 4    | 5850     | N    | N           | 2312 BIGELOW AVE N  |
| 009      | 423290 | 3505  | 11/2/04   | \$730,000   | 2576               | 500           | 8         | 1988            | 3    | 5400     | N    | N           | 1522 3RD AVE W      |
| 009      | 080900 | 1625  | 7/19/06   | \$760,000   | 2610               | 0             | 8         | 1912            | 3    | 2250     | N    | N           | 159 HOWE ST         |
| 009      | 616990 | 0705  | 9/23/04   | \$960,000   | 2670               | 1280          | 8         | 1908            | 5    | 4200     | Y    | N           | 1205 8TH AVE W      |
| 009      | 080900 | 2130  | 5/8/06    | \$1,100,000 | 2810               | 900           | 8         | 1905            | 4    | 6000     | N    | N           | 1901 4TH AVE N      |
| 009      | 701120 | 0035  | 7/20/05   | \$950,000   | 4200               | 1520          | 8         | 1975            | 4    | 7200     | Y    | N           | 2204 11TH AVE W     |
| 009      | 701120 | 1017  | 11/15/05  | \$540,000   | 1320               | 380           | 9         | 2002            | 3    | 1593     | Y    | N           | 1946 A 9TH AVE W    |
| 009      | 701120 | 0881  | 4/14/05   | \$569,500   | 1350               | 400           | 9         | 2004            | 3    | 1674     | N    | N           | 1908 8TH AVE W      |
| 009      | 169890 | 0260  | 2/16/06   | \$650,000   | 1500               | 460           | 9         | 1927            | 4    | 3600     | Y    | N           | 2458 NOB HILL AVE N |
| 009      | 168940 | 0150  | 4/26/05   | \$769,000   | 1550               | 620           | 9         | 1930            | 4    | 2738     | N    | N           | 2217 BIGELOW AVE N  |
| 009      | 701120 | 1475  | 7/14/06   | \$714,900   | 1560               | 960           | 9         | 2006            | 3    | 2152     | N    | N           | 1908 11TH AVE W     |
| 009      | 387990 | 1495  | 10/20/04  | \$875,000   | 1560               | 670           | 9         | 1929            | 4    | 2862     | Y    | N           | 1009 5TH AVE W      |
| 009      | 352890 | 0586  | 7/24/06   | \$824,500   | 1580               | 0             | 9         | 1933            | 4    | 2565     | Y    | N           | 467 MCGRAW ST       |
| 009      | 169890 | 0160  | 4/14/06   | \$746,000   | 1600               | 0             | 9         | 1928            | 4    | 2944     | Y    | N           | 2502 NOB HILL PL N  |
| 009      | 186060 | 0380  | 6/25/04   | \$660,000   | 1600               | 800           | 9         | 1918            | 5    | 3600     | Y    | N           | 1810 8TH AVE W      |
| 009      | 239710 | 0900  | 7/2/04    | \$656,000   | 1620               | 0             | 9         | 1906            | 5    | 3200     | N    | N           | 310 W HOWE ST       |
| 009      | 169890 | 0020  | 5/5/04    | \$537,000   | 1630               | 0             | 9         | 1927            | 4    | 3000     | N    | N           | 319 SMITH PL        |
| 009      | 173180 | 0680  | 9/28/06   | \$1,495,000 | 1670               | 0             | 9         | 2005            | 3    | 5044     | Y    | N           | 1317 1ST AVE N      |
| 009      | 545780 | 0815  | 10/19/05  | \$1,125,000 | 1710               | 940           | 9         | 1925            | 4    | 3498     | Y    | N           | 306 WARD ST         |
| 009      | 173230 | 0095  | 10/14/04  | \$731,000   | 1720               | 850           | 9         | 1996            | 3    | 4530     | Y    | N           | 1411 1ST AVE N      |
| 009      | 173230 | 0095  | 4/6/04    | \$700,000   | 1720               | 850           | 9         | 1996            | 3    | 4530     | Y    | N           | 1411 1ST AVE N      |
| 009      | 616990 | 0765  | 11/16/05  | \$885,000   | 1750               | 1210          | 9         | 1967            | 3    | 4420     | Y    | N           | 1202 8TH AVE W      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 009      | 169890 | 0245  | 2/11/05   | \$665,000   | 1770               | 500           | 9         | 1928            | 4    | 3400     | Y    | N           | 2470 NOB HILL AVE N |
| 009      | 352890 | 0065  | 4/26/06   | \$1,100,000 | 1790               | 800           | 9         | 1915            | 5    | 4000     | N    | N           | 2407 4TH AVE N      |
| 009      | 080900 | 0445  | 8/28/06   | \$900,000   | 1820               | 0             | 9         | 1924            | 3    | 3600     | N    | N           | 354 GARFIELD ST     |
| 009      | 701120 | 0625  | 5/24/05   | \$960,000   | 1840               | 1000          | 9         | 2002            | 3    | 3600     | N    | N           | 2140 8TH AVE W      |
| 009      | 545780 | 0840  | 9/30/04   | \$1,150,000 | 1840               | 290           | 9         | 1996            | 3    | 3200     | Y    | N           | 1101 NOB HILL AVE N |
| 009      | 770510 | 0126  | 4/4/05    | \$629,950   | 1840               | 290           | 9         | 1989            | 3    | 2210     | Y    | N           | 1117 W BLAINE ST    |
| 009      | 169890 | 0240  | 7/29/04   | \$643,000   | 1870               | 900           | 9         | 1929            | 5    | 2625     | Y    | N           | 2502 NOB HILL AVE N |
| 009      | 352890 | 0480  | 6/30/05   | \$870,000   | 1890               | 840           | 9         | 1919            | 5    | 4200     | N    | N           | 412 MCGRAW ST       |
| 009      | 352890 | 0086  | 9/8/06    | \$998,500   | 1910               | 800           | 9         | 2002            | 3    | 3200     | N    | N           | 2517 4TH AVE N      |
| 009      | 186060 | 0660  | 10/5/05   | \$1,072,000 | 1920               | 1120          | 9         | 1919            | 5    | 4800     | Y    | N           | 1525 8TH AVE W      |
| 009      | 080900 | 1060  | 7/6/06    | \$1,022,000 | 1930               | 0             | 9         | 1905            | 3    | 4000     | N    | N           | 1708 3RD AVE N      |
| 009      | 080900 | 1060  | 5/10/04   | \$699,000   | 1930               | 0             | 9         | 1905            | 3    | 4000     | N    | N           | 1708 3RD AVE N      |
| 009      | 545730 | 0905  | 3/28/06   | \$1,460,500 | 1940               | 1000          | 9         | 1924            | 4    | 4428     | Y    | N           | 153 PROSPECT ST     |
| 009      | 545780 | 0121  | 12/13/06  | \$1,425,000 | 1940               | 1050          | 9         | 1949            | 4    | 6050     | Y    | N           | 211 WARD ST         |
| 009      | 545780 | 0995  | 10/14/05  | \$1,000,000 | 1940               | 0             | 9         | 1984            | 3    | 6000     | Y    | N           | 367 HIGHLAND DR     |
| 009      | 239710 | 0600  | 1/28/05   | \$955,000   | 1970               | 1060          | 9         | 2003            | 3    | 3600     | N    | N           | 2107 4TH AVE W      |
| 009      | 080900 | 3225  | 5/18/06   | \$889,000   | 1970               | 500           | 9         | 2004            | 3    | 3200     | N    | N           | 309 LYNN ST         |
| 009      | 616990 | 0561  | 8/17/06   | \$775,000   | 1970               | 0             | 9         | 1997            | 3    | 1710     | Y    | N           | 1220 OLYMPIC WAY W  |
| 009      | 080900 | 3225  | 2/14/05   | \$735,000   | 1970               | 500           | 9         | 2004            | 3    | 3200     | N    | N           | 309 LYNN ST         |
| 009      | 545730 | 0785  | 6/25/04   | \$905,000   | 1980               | 600           | 9         | 1979            | 4    | 4840     | Y    | N           | 173 WARD ST         |
| 009      | 186060 | 0646  | 3/27/06   | \$895,000   | 1990               | 700           | 9         | 1991            | 3    | 3600     | Y    | N           | 809 W GARFIELD ST   |
| 009      | 173280 | 0405  | 1/6/05    | \$895,000   | 1990               | 620           | 9         | 1964            | 4    | 6084     | N    | N           | 1121 6TH AVE W      |
| 009      | 239710 | 0575  | 6/18/04   | \$661,000   | 2000               | 0             | 9         | 1998            | 3    | 3600     | N    | N           | 2123 4TH AVE W      |
| 009      | 169890 | 0040  | 8/9/06    | \$869,000   | 2030               | 600           | 9         | 1927            | 5    | 4000     | N    | N           | 2459 NOB HILL AVE N |
| 009      | 186140 | 0022  | 2/6/04    | \$615,000   | 2040               | 240           | 9         | 1924            | 4    | 3120     | N    | N           | 1600 11TH AVE W     |
| 009      | 616990 | 1045  | 12/13/05  | \$850,000   | 2050               | 0             | 9         | 1913            | 4    | 4800     | Y    | N           | 1412 9TH AVE W      |
| 009      | 169890 | 0095  | 9/13/05   | \$765,000   | 2050               | 200           | 9         | 1932            | 4    | 4452     | N    | N           | 2519 NOB HILL PL N  |
| 009      | 701120 | 0825  | 8/31/06   | \$975,000   | 2060               | 1110          | 9         | 2006            | 3    | 3600     | Y    | N           | 1940 8TH AVE W      |
| 009      | 080900 | 2645  | 4/22/05   | \$845,000   | 2100               | 0             | 9         | 1907            | 5    | 3600     | N    | N           | 103 CROCKETT ST     |
| 009      | 701120 | 0800  | 3/14/05   | \$1,250,000 | 2130               | 390           | 9         | 2004            | 3    | 5400     | Y    | N           | 1958 8TH AVE W      |
| 009      | 080900 | 3085  | 12/21/05  | \$730,000   | 2130               | 0             | 9         | 1990            | 3    | 3545     | Y    | N           | 409 LYNN ST         |

**Improved Sales Used in this Annual Update Analysis**  
**Area 12**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 009      | 080900 | 0435  | 7/27/06   | \$950,000   | 2140               | 0             | 9         | 1924            | 4    | 3500     | Y    | N           | 405 HAYES ST        |
| 009      | 173230 | 0080  | 7/23/04   | \$848,000   | 2140               | 0             | 9         | 1923            | 4    | 5784     | Y    | N           | 1407 1ST AVE N      |
| 009      | 388090 | 0115  | 12/16/04  | \$920,000   | 2150               | 1090          | 9         | 1923            | 4    | 3825     | N    | N           | 1008 5TH AVE W      |
| 009      | 080900 | 1290  | 11/20/06  | \$1,100,000 | 2160               | 0             | 9         | 1928            | 3    | 5773     | Y    | N           | 1812 4TH AVE N      |
| 009      | 387990 | 1575  | 8/7/06    | \$1,285,000 | 2180               | 0             | 9         | 1926            | 3    | 7750     | N    | N           | 915 5TH AVE W       |
| 009      | 352890 | 0325  | 11/11/04  | \$984,800   | 2190               | 340           | 9         | 1985            | 3    | 4112     | N    | N           | 406 WHEELER ST      |
| 009      | 545780 | 0855  | 4/21/05   | \$1,000,000 | 2200               | 890           | 9         | 2004            | 3    | 4560     | Y    | N           | 312 PROSPECT ST     |
| 009      | 239710 | 0645  | 3/23/05   | \$885,000   | 2210               | 0             | 9         | 2003            | 3    | 3600     | N    | N           | 2140 4TH AVE W      |
| 009      | 770510 | 0090  | 3/22/05   | \$740,000   | 2220               | 0             | 9         | 1927            | 4    | 4725     | N    | N           | 1607 11TH AVE W     |
| 009      | 168940 | 0430  | 11/8/04   | \$830,000   | 2230               | 150           | 9         | 1922            | 4    | 6000     | N    | N           | 2211 5TH AVE N      |
| 009      | 186060 | 0515  | 10/2/06   | \$1,550,000 | 2240               | 250           | 9         | 1925            | 5    | 3600     | Y    | N           | 816 W BLAINE ST     |
| 009      | 080900 | 1160  | 1/2/04    | \$640,000   | 2240               | 0             | 9         | 1926            | 3    | 4000     | N    | N           | 1701 NOB HILL AVE N |
| 009      | 239710 | 1525  | 11/23/05  | \$1,200,000 | 2270               | 1090          | 9         | 1930            | 5    | 3600     | Y    | N           | 1950 7TH AVE W      |
| 009      | 322020 | 0015  | 9/14/04   | \$1,292,857 | 2340               | 940           | 9         | 1955            | 4    | 10000    | Y    | N           | 1215 WARREN AVE N   |
| 009      | 701120 | 1395  | 7/15/05   | \$1,012,500 | 2400               | 0             | 9         | 2003            | 3    | 5400     | Y    | N           | 1021 W CROCKETT ST  |
| 009      | 186110 | 0045  | 12/26/06  | \$1,875,000 | 2410               | 240           | 9         | 2000            | 5    | 7200     | Y    | N           | 1625 9TH AVE W      |
| 009      | 173180 | 1020  | 8/13/04   | \$595,000   | 2570               | 0             | 9         | 1990            | 3    | 2552     | N    | N           | 1409 3RD AVE W      |
| 009      | 616990 | 1085  | 6/9/06    | \$1,195,000 | 2600               | 600           | 9         | 1997            | 3    | 3600     | Y    | N           | 1429 9TH AVE W      |
| 009      | 352890 | 0545  | 7/22/05   | \$1,625,000 | 2650               | 0             | 9         | 1925            | 5    | 6825     | N    | N           | 415 MCGRAW ST       |
| 009      | 173180 | 0695  | 11/21/05  | \$1,205,000 | 2780               | 700           | 9         | 1991            | 3    | 4850     | Y    | N           | 1315 1ST AVE N      |
| 009      | 302504 | 9018  | 10/3/05   | \$1,450,000 | 2830               | 340           | 9         | 1972            | 4    | 9583     | Y    | N           | 1241 BIGELOW AVE N  |
| 009      | 388090 | 0040  | 4/4/05    | \$1,250,000 | 2830               | 0             | 9         | 1923            | 3    | 9088     | Y    | N           | 300 W KINNEAR PL    |
| 009      | 173280 | 0685  | 4/20/05   | \$1,490,000 | 2970               | 570           | 9         | 1989            | 3    | 6400     | Y    | N           | 511 W COMSTOCK ST   |
| 009      | 168940 | 0540  | 4/21/04   | \$695,000   | 3000               | 0             | 9         | 1926            | 4    | 6000     | N    | N           | 2111 5TH AVE N      |
| 009      | 545780 | 0950  | 6/21/04   | \$1,437,000 | 3180               | 0             | 9         | 1993            | 3    | 4320     | Y    | N           | 366 PROSPECT ST     |
| 009      | 423290 | 0005  | 5/24/05   | \$1,200,000 | 3370               | 0             | 9         | 1965            | 3    | 6000     | Y    | N           | 617 W HOWE ST       |
| 009      | 770510 | 0139  | 4/7/04    | \$675,000   | 3370               | 300           | 9         | 1989            | 3    | 4725     | Y    | N           | 1121 W BLAINE ST    |
| 009      | 545730 | 0190  | 4/24/04   | \$1,585,000 | 4290               | 1690          | 9         | 1910            | 3    | 7680     | Y    | N           | 123 PROSPECT ST     |
| 009      | 701120 | 1385  | 8/9/05    | \$940,000   | 1770               | 800           | 10        | 2002            | 3    | 3600     | Y    | N           | 909 W CROCKETT ST   |
| 009      | 080900 | 3545  | 12/7/05   | \$1,095,000 | 1830               | 1010          | 10        | 2005            | 3    | 5969     | N    | N           | 2311 WARREN AVE N   |
| 009      | 168940 | 1250  | 9/23/04   | \$1,310,000 | 2060               | 1310          | 10        | 2006            | 3    | 5950     | Y    | N           | 1616 5TH AVE N      |

**Improved Sales Used in this Annual Update Analysis  
Area 12  
(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address      |
|----------|--------|-------|-----------|-------------|--------------------|---------------|-----------|-----------------|------|----------|------|-------------|--------------------|
| 009      | 388090 | 0085  | 5/1/06    | \$1,300,000 | 2140               | 0             | 10        | 1925            | 3    | 6674     | Y    | N           | 334 W KINNEAR PL   |
| 009      | 545780 | 1215  | 10/22/05  | \$1,746,000 | 2240               | 840           | 10        | 2002            | 3    | 6600     | Y    | N           | 359 WARD ST        |
| 009      | 173280 | 0039  | 8/23/06   | \$1,433,250 | 2270               | 500           | 10        | 1926            | 3    | 5775     | N    | N           | 1210 4TH AVE W     |
| 009      | 545780 | 0015  | 10/27/04  | \$1,975,000 | 2300               | 1150          | 10        | 1936            | 5    | 6160     | Y    | N           | 212 WARD ST        |
| 009      | 186060 | 0845  | 8/2/04    | \$660,000   | 2320               | 0             | 10        | 1994            | 3    | 3600     | N    | N           | 1518 10TH AVE W    |
| 009      | 186060 | 0230  | 10/3/05   | \$1,895,000 | 2400               | 260           | 10        | 1901            | 5    | 5400     | N    | N           | 1621 7TH AVE W     |
| 009      | 949470 | 0026  | 12/9/04   | \$1,830,000 | 2410               | 626           | 10        | 1924            | 4    | 4725     | Y    | N           | 176 HIGHLAND DR    |
| 009      | 173280 | 0010  | 6/29/06   | \$1,600,000 | 2420               | 310           | 10        | 1926            | 3    | 6250     | Y    | N           | 314 W PROSPECT ST  |
| 009      | 387990 | 1505  | 5/27/04   | \$1,200,000 | 2420               | 800           | 10        | 2000            | 3    | 3495     | Y    | N           | 1005 5TH AVE W     |
| 009      | 080900 | 1265  | 1/31/06   | \$1,270,000 | 2480               | 900           | 10        | 1996            | 3    | 5775     | Y    | N           | 1714 4TH AVE N     |
| 009      | 388090 | 0105  | 5/12/06   | \$1,572,500 | 2480               | 0             | 10        | 1923            | 3    | 4675     | N    | N           | 354 W KINNEAR PL   |
| 009      | 186060 | 0505  | 12/3/04   | \$1,325,000 | 2620               | 600           | 10        | 2004            | 3    | 6000     | Y    | N           | 1808 9TH AVE W     |
| 009      | 956180 | 0130  | 8/31/04   | \$975,000   | 2760               | 1160          | 10        | 2004            | 3    | 4095     | N    | N           | 1240 3RD AVE N     |
| 009      | 616990 | 0605  | 8/1/06    | \$1,325,000 | 2800               | 480           | 10        | 1997            | 3    | 3600     | Y    | N           | 1228 9TH AVE W     |
| 009      | 173280 | 0080  | 10/26/06  | \$2,800,000 | 3010               | 310           | 10        | 1922            | 3    | 12250    | Y    | N           | 315 W COMSTOCK ST  |
| 009      | 168940 | 0245  | 3/2/04    | \$1,800,000 | 3070               | 300           | 10        | 2002            | 3    | 9000     | Y    | N           | 470 LYNN ST        |
| 009      | 173180 | 0370  | 3/1/05    | \$1,545,000 | 3130               | 600           | 10        | 1906            | 4    | 5520     | N    | N           | 1217 3RD AVE W     |
| 009      | 616990 | 0956  | 3/30/05   | \$1,825,000 | 3140               | 0             | 10        | 1900            | 5    | 5017     | Y    | N           | 1433 8TH AVE W     |
| 009      | 545730 | 0115  | 9/20/06   | \$2,100,000 | 3170               | 1460          | 10        | 1954            | 4    | 7200     | Y    | N           | 123 HIGHLAND DR    |
| 009      | 080900 | 0360  | 4/21/05   | \$1,850,000 | 3400               | 0             | 10        | 1911            | 5    | 5773     | Y    | N           | 406 GALER ST       |
| 009      | 352890 | 0401  | 9/8/05    | \$1,454,030 | 2240               | 900           | 11        | 1913            | 4    | 5445     | Y    | N           | 471 WHEELER ST     |
| 009      | 173280 | 0711  | 2/9/04    | \$1,025,000 | 2660               | 100           | 11        | 1989            | 3    | 5000     | N    | N           | 516 W HIGHLAND DR  |
| 009      | 173280 | 0536  | 8/20/04   | \$1,640,000 | 2780               | 260           | 11        | 1970            | 5    | 3045     | Y    | N           | 1217 WILLARD AVE W |
| 009      | 173180 | 0635  | 9/10/04   | \$1,475,000 | 2900               | 1290          | 11        | 1991            | 3    | 5197     | Y    | N           | 11 COMSTOCK ST     |
| 009      | 173280 | 0025  | 5/31/05   | \$3,000,000 | 2970               | 290           | 11        | 1930            | 4    | 7250     | Y    | N           | 317 W HIGHLAND DR  |
| 009      | 173280 | 1081  | 7/18/05   | \$2,600,000 | 3100               | 1170          | 11        | 2000            | 3    | 8640     | Y    | N           | 511 W LEE ST       |
| 009      | 173280 | 1490  | 8/4/06    | \$1,897,500 | 3430               | 1620          | 11        | 2006            | 3    | 4452     | N    | N           | 418 W LEE ST       |
| 009      | 545730 | 0955  | 5/4/06    | \$2,894,999 | 4300               | 1260          | 11        | 2006            | 3    | 5400     | Y    | N           | 173 HIGHLAND DR    |
| 009      | 387990 | 1566  | 9/21/05   | \$2,980,000 | 3270               | 1080          | 12        | 2005            | 3    | 5130     | Y    | N           | 615 W PROSPECT ST  |
| 009      | 616990 | 0895  | 1/10/06   | \$3,500,000 | 3590               | 1710          | 12        | 2002            | 3    | 10800    | Y    | N           | 1432 8TH AVE W     |
| 009      | 887300 | 0025  | 9/10/04   | \$2,268,000 | 3780               | 1250          | 12        | 2003            | 3    | 6348     | Y    | N           | 110 HIGHLAND DR    |

**Improved Sales Used in this Annual Update Analysis  
Area 12  
(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Above Grade Living</b> | <b>Finished Bsmt</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 009             | 387990       | 1565         | 8/6/05           | \$3,200,000       | 4830                      | 1520                 | 12               | 2005                   | 3           | 7045            | Y           | N                  | 700 W KINNEAR PL     |
| 009             | 173280       | 0455         | 3/10/05          | \$3,550,000       | 6830                      | 0                    | 13               | 2000                   | 3           | 8543            | Y           | N                  | 623 W HIGHLAND DR    |

**Improved Sales Removed from this Annual Update Analysis  
Area 12  
(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Comments  |
|----------|--------|-------|-----------|------------|---|
| 002      | 097600 | 0215  | 8/18/05   | \$475,100  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                                       |
| 002      | 097600 | 0310  | 3/21/06   | \$276,250  | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.)                                |
| 002      | 097600 | 0395  | 10/5/04   | \$595,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 002      | 097600 | 0975  | 11/28/05  | \$730,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                                       |
| 002      | 192504 | 9057  | 4/29/04   | \$300,000  | DOR RATIO;SEGREGATION AND/OR MERGER   |
| 002      | 197220 | 5640  | 12/1/06   | \$80,000   | ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO   |
| 002      | 197220 | 5646  | 6/23/04   | \$130,000  | DOR RATIO   |
| 002      | 197220 | 5646  | 5/5/04    | \$50,000   | DOR RATIO   |
| 002      | 197220 | 5710  | 3/11/05   | \$123,094  | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS |
| 002      | 213870 | 0325  | 7/21/05   | \$845,000  | RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 002      | 213870 | 0445  | 4/27/06   | \$625,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                                       |
| 002      | 242503 | 9020  | 2/8/05    | \$470,000  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                                       |
| 002      | 242503 | 9094  | 4/1/05    | \$440,000  | OBSOL   |
| 002      | 253330 | 0580  | 12/12/06  | \$613,000  | ACTIVE PERMIT BEFORE SALE>25K   |
| 002      | 265250 | 0015  | 3/30/04   | \$593,950  | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 002      | 265250 | 0395  | 7/26/05   | \$580,000  | IMP COUNT   |
| 002      | 265250 | 0640  | 3/29/04   | \$457,000  | DOR RATIO   |
| 002      | 265250 | 0640  | 4/12/05   | \$839,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 002      | 265250 | 1105  | 1/26/05   | \$655,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 002      | 265250 | 1175  | 8/18/05   | \$602,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 002      | 265250 | 1511  | 7/12/05   | \$104,967  | DOR RATIO;1031 TRADE; STATEMENT TO DOR  |
| 002      | 265250 | 1630  | 9/23/04   | \$303,600  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                                       |
| 002      | 265250 | 1780  | 10/18/05  | \$480,000  | 1031 TRADE  |
| 002      | 265250 | 1880  | 2/27/06   | \$258,093  | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS |
| 002      | 265250 | 1910  | 8/10/04   | \$425,000  | SAS DIAGNOSTIC OUTLIER  |
| 002      | 265250 | 2340  | 3/19/04   | \$238,000  | SAS DIAGNOSTIC OUTLIER  |
| 002      | 265300 | 0050  | 8/24/05   | \$400,000  | RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 002      | 265300 | 0060  | 6/15/05   | \$345,454  | DOR RATIO;%COMPL  |
| 002      | 272160 | 0150  | 3/4/05    | \$420,000  | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 002      | 272160 | 0160  | 12/13/04  | \$485,000  | BANKRUPTCY - RECEIVER OR TRUSTEE  |
| 002      | 274960 | 0175  | 9/7/05    | \$446,750  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                                       |
| 002      | 277060 | 4210  | 9/9/04    | \$380,000  | SEGREGATION AND/OR MERGER   |
| 002      | 277060 | 4260  | 4/12/04   | \$490,000  | RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 002      | 277060 | 4305  | 8/16/04   | \$200,000  | DOR RATIO;QUIT CLAIM DEED   |
| 002      | 277060 | 4320  | 10/24/06  | \$500,000  | PREVIMP<=25K  |
| 002      | 277060 | 4410  | 8/12/04   | \$400,000  | %COMPL;TEAR DOWN; IMP. CHARACTERISTICS CHANGED SINCE SALE                         |
| 002      | 277060 | 4635  | 1/7/05    | \$414,750  | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                                       |
| 002      | 277060 | 4782  | 11/14/06  | \$453,000  | RELOCATION - SALE TO SERVICE  |
| 002      | 277060 | 4920  | 2/6/04    | \$385,000  | PREVIMP<=25K  |
| 002      | 277060 | 5055  | 9/14/05   | \$417,500  | RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 002      | 277060 | 5225  | 9/23/05   | \$250,182  | DOR RATIO;QUIT CLAIM DEED; STATEMENT TO DOR                                       |
| 002      | 277060 | 5305  | 9/1/04    | \$355,000  | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE                                 |

**Improved Sales Removed from this Annual Update Analysis  
Area 12  
(1 to 3 Unit Residences)**

|     |        |      |          |             |  |
|-----|--------|------|----------|-------------|--|
| 002 | 277060 | 5340 | 8/18/05  | \$576,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002 | 277060 | 5420 | 5/26/06  | \$400,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002 | 277060 | 5548 | 7/8/05   | \$184,690   | DOR RATIO;QUIT CLAIM DEED  |
| 002 | 277110 | 4635 | 10/4/06  | \$989,950   | SAS DIAGNOSTIC OUTLIER   |
| 002 | 277110 | 4695 | 12/22/05 | \$455,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002 | 277110 | 4890 | 1/23/06  | \$395,000   | PREVIMP<=25K   |
| 002 | 277110 | 5025 | 6/16/04  | \$425,000   | BOX PLOT OUTLIER   |
| 002 | 277160 | 1800 | 1/8/04   | \$550,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002 | 285120 | 0075 | 6/15/04  | \$750,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 002 | 286710 | 0419 | 11/7/06  | \$1,055,000 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL   |
| 002 | 286710 | 0419 | 2/19/04  | \$360,000   | DOR RATIO;%COMPL;RELOCATION - SALE BY SERVICE  |
| 002 | 286710 | 0419 | 2/10/04  | \$360,000   | DOR RATIO;%COMPL;RELOCATION - SALE TO SERVICE  |
| 002 | 511340 | 0168 | 10/22/04 | \$525,100   | RELOCATION - SALE BY SERVICE   |
| 002 | 511340 | 0168 | 10/22/04 | \$525,100   | RELOCATION - SALE TO SERVICE   |
| 002 | 511340 | 0405 | 5/22/05  | \$300,000   | PREVIMP<=25K   |
| 002 | 511340 | 0436 | 11/7/05  | \$29,801    | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS    |
| 002 | 511340 | 0479 | 6/6/06   | \$765,000   | SAS DIAGNOSTIC OUTLIER   |
| 002 | 524480 | 0170 | 11/25/05 | \$625,500   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 002 | 524480 | 0175 | 10/27/04 | \$410,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 002 | 524480 | 0190 | 2/17/04  | \$260,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002 | 524480 | 0235 | 8/11/06  | \$728,500   | ACTIVE PERMIT BEFORE SALE>25K  |
| 002 | 524480 | 0355 | 12/14/05 | \$459,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR  |
| 002 | 524480 | 0360 | 8/16/05  | \$162,750   | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR; AND OTHER WARNINGS    |
| 002 | 524480 | 0400 | 3/18/05  | \$445,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 002 | 524480 | 0455 | 1/23/04  | \$180,069   | DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 002 | 524480 | 0530 | 11/28/06 | \$481,100   | EXEMPT FROM EXCISE TAX   |
| 002 | 524480 | 0555 | 12/3/05  | \$355,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR      |
| 002 | 524480 | 1225 | 6/28/05  | \$625,000   | OBSOL  |
| 002 | 524480 | 1240 | 2/19/04  | \$85,000    | DOR RATIO  |
| 002 | 524480 | 1260 | 11/1/06  | \$320,000   | OBSOL;PREVIMP<=25K   |
| 002 | 524480 | 1575 | 6/21/05  | \$535,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 002 | 681910 | 0120 | 11/14/05 | \$749,000   | ACTIVE PERMIT BEFORE SALE>25K  |
| 002 | 681910 | 0120 | 10/21/04 | \$453,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 002 | 681910 | 0145 | 5/2/05   | \$415,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 002 | 681910 | 0180 | 11/17/04 | \$466,000   | OBSOL  |
| 002 | 681910 | 0215 | 2/19/04  | \$439,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE  |
| 002 | 681910 | 0265 | 10/10/05 | \$579,000   | RELOCATION - SALE BY SERVICE   |
| 002 | 681910 | 0265 | 10/1/05  | \$579,000   | RELOCATION - SALE TO SERVICE   |
| 002 | 681910 | 0401 | 10/1/04  | \$500,000   | DOR RATIO  |
| 002 | 681910 | 0445 | 1/7/05   | \$820,000   | IMP COUNT  |
| 002 | 690520 | 0020 | 12/9/04  | \$475,000   | %COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE                                       |
| 002 | 690520 | 0365 | 11/24/06 | \$227,023   | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR;  |

**Improved Sales Removed from this Annual Update Analysis  
Area 12  
(1 to 3 Unit Residences)**

|     |        |      |          |             |   |
|-----|--------|------|----------|-------------|---|
| 002 | 701170 | 0036 | 4/21/05  | \$470,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 002 | 701220 | 0210 | 4/7/06   | \$674,500   | RELOCATION - SALE BY SERVICE  |
| 002 | 701220 | 0210 | 4/6/06   | \$674,500   | RELOCATION - SALE TO SERVICE  |
| 002 | 701320 | 0080 | 8/20/04  | \$397,500   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;<br>IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 002 | 701520 | 0095 | 11/20/06 | \$1,245,000 | ACTIVE PERMIT BEFORE SALE>25K;%COMPL  |
| 002 | 701520 | 0095 | 4/28/04  | \$170,000   | DOR RATIO;%COMPL  |
| 002 | 701520 | 0100 | 4/28/04  | \$165,000   | DOR RATIO;%COMPL  |
| 002 | 701520 | 0190 | 2/11/04  | \$105,000   | DOR RATIO;QUIT CLAIM DEED; PARTIAL INTEREST (1/3,<br>1/2, Etc.); AND OTHER WARNINGS     |
| 002 | 701520 | 0230 | 7/12/05  | \$300,000   | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 002 | 701520 | 0260 | 6/22/06  | \$225,000   | DOR RATIO   |
| 002 | 701520 | 0555 | 10/11/05 | \$781,000   | UNFIN AREA  |
| 002 | 701520 | 0555 | 6/23/05  | \$405,000   | UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR<br>EXECUTOR                               |
| 002 | 701520 | 0555 | 6/23/05  | \$405,000   | UNFIN AREA;ESTATE ADMINISTRATOR, GUARDIAN, OR<br>EXECUTOR                               |
| 002 | 701520 | 0600 | 2/3/04   | \$550,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 002 | 701520 | 0745 | 11/29/05 | \$250,000   | PARTIAL INTEREST (1/3, 1/2, Etc.)   |
| 002 | 701520 | 0845 | 4/12/05  | \$569,950   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 002 | 744300 | 0795 | 4/8/04   | \$314,000   | SEGREGATION AND/OR MERGER   |
| 002 | 744300 | 1355 | 6/26/06  | \$560,000   | RELATED PARTY, FRIEND, OR NEIGHBOR; STATEMENT<br>TO DOR                                 |
| 002 | 744300 | 1480 | 2/26/04  | \$350,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;<br>SEGREGATION AND/OR MERGER               |
| 002 | 744300 | 1500 | 6/9/05   | \$545,000   | DOR RATIO;IMP COUNT;ESTATE ADMINISTRATOR,<br>GUARDIAN, OR EXECUTOR                      |
| 002 | 744300 | 1500 | 10/27/06 | \$1,075,000 | IMP COUNT   |
| 002 | 787150 | 0490 | 4/7/05   | \$110,090   | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY,<br>FRIEND, OR NEIGHBOR; AND OTHER WARNINGS    |
| 002 | 794010 | 0050 | 10/24/05 | \$745,000   | BANKRUPTCY - RECEIVER OR TRUSTEE  |
| 002 | 927020 | 0070 | 4/14/06  | \$550,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 002 | 940630 | 0005 | 2/18/04  | \$550,000   | RELOCATION - SALE BY SERVICE  |
| 002 | 940630 | 0005 | 2/5/04   | \$550,000   | RELOCATION - SALE TO SERVICE  |
| 002 | 940630 | 0045 | 4/30/04  | \$460,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 080900 | 0610 | 11/7/06  | \$408,000   | QUIT CLAIM DEED   |
| 009 | 080900 | 0695 | 7/22/04  | \$445,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 009 | 080900 | 0830 | 9/11/06  | \$490,000   | OBSOL   |
| 009 | 080900 | 1400 | 12/29/04 | \$575,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 009 | 080900 | 1655 | 11/4/04  | \$565,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 080900 | 1675 | 5/12/04  | \$661,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 080900 | 1690 | 3/23/05  | \$540,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 080900 | 1690 | 12/27/04 | \$450,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 080900 | 1785 | 9/8/05   | \$490,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 009 | 080900 | 1790 | 10/2/06  | \$1,542,150 | ACTIVE PERMIT BEFORE SALE>25K;OBSOL   |
| 009 | 080900 | 1790 | 5/31/05  | \$430,000   | DOR RATIO;OBSOL;IMP. CHARACTERISTICS CHANGED<br>SINCE SALE                              |
| 009 | 080900 | 2210 | 1/4/05   | \$524,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 009 | 080900 | 2290 | 6/5/06   | \$1,075,000 | IMP COUNT   |

**Improved Sales Removed from this Annual Update Analysis  
Area 12  
(1 to 3 Unit Residences)**

|     |        |      |          |             |   |
|-----|--------|------|----------|-------------|---|
| 009 | 080900 | 2575 | 1/12/06  | \$929,000   | RELOCATION - SALE BY SERVICE  |
| 009 | 080900 | 2575 | 1/12/06  | \$929,000   | RELOCATION - SALE TO SERVICE  |
| 009 | 080900 | 3090 | 12/22/04 | \$123,500   | DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR |
| 009 | 080900 | 3090 | 12/22/04 | \$123,500   | DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR |
| 009 | 080900 | 3090 | 12/22/04 | \$123,500   | DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR |
| 009 | 080900 | 3225 | 3/31/04  | \$470,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 080900 | 3325 | 2/27/04  | \$105,558   | DOR RATIO   |
| 009 | 080900 | 3400 | 4/7/04   | \$455,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                                     |
| 009 | 080900 | 3545 | 8/12/04  | \$525,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 080900 | 3790 | 11/28/06 | \$670,000   | ACTIVE PERMIT BEFORE SALE>25K   |
| 009 | 168940 | 0375 | 5/30/06  | \$1,300,000 | RELOCATION - SALE BY SERVICE  |
| 009 | 168940 | 0375 | 5/23/06  | \$1,300,000 | RELOCATION - SALE TO SERVICE  |
| 009 | 168940 | 0750 | 6/21/04  | \$995,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                                     |
| 009 | 169890 | 0010 | 10/19/06 | \$980,000   | ACTIVE PERMIT BEFORE SALE>25K   |
| 009 | 169890 | 0010 | 2/23/06  | \$610,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                                     |
| 009 | 169890 | 0125 | 8/4/05   | \$581,500   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 173180 | 0340 | 3/17/06  | \$3,300,000 | RELOCATION - SALE BY SERVICE  |
| 009 | 173180 | 0340 | 3/17/06  | \$3,300,000 | RELOCATION - SALE TO SERVICE  |
| 009 | 173180 | 0680 | 1/17/05  | \$640,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 173180 | 0715 | 9/10/04  | \$1,100,000 | %COMPL;BANKRUPTCY - RECEIVER OR TRUSTEE   |
| 009 | 173180 | 0960 | 7/12/05  | \$1,030,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 173180 | 1025 | 6/25/04  | \$490,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                                     |
| 009 | 173280 | 0385 | 8/1/05   | \$5,050,000 | SAS DIAGNOSTIC OUTLIER  |
| 009 | 173280 | 0410 | 8/18/04  | \$1,675,000 | OBSOL   |
| 009 | 173280 | 0610 | 4/26/04  | \$989,000   | DOR RATIO   |
| 009 | 173280 | 0660 | 6/30/05  | \$5,100,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                                     |
| 009 | 173280 | 1496 | 9/9/04   | \$499,950   | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR                                    |
| 009 | 179450 | 0225 | 8/16/06  | \$502,500   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                                     |
| 009 | 179450 | 0235 | 9/1/04   | \$574,500   | RELOCATION - SALE BY SERVICE  |
| 009 | 179450 | 0235 | 9/1/04   | \$574,500   | RELOCATION - SALE TO SERVICE  |
| 009 | 179450 | 0285 | 3/29/05  | \$475,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                                     |
| 009 | 179450 | 0370 | 10/24/06 | \$1,500,000 | IMP COUNT;%COMPL  |
| 009 | 179450 | 0370 | 6/3/05   | \$581,000   | IMP COUNT;%COMPL;IMP. CHARACTERISTICS CHANGED SINCE SALE                        |
| 009 | 179450 | 0550 | 8/21/06  | \$840,000   | IMP COUNT   |
| 009 | 179450 | 0550 | 12/13/06 | \$679,000   | IMP COUNT   |
| 009 | 179450 | 0550 | 9/21/05  | \$580,000   | IMP COUNT   |
| 009 | 179450 | 0570 | 12/10/04 | \$440,000   | UNFIN AREA  |
| 009 | 179450 | 0835 | 11/24/04 | \$438,000   | IMP COUNT;RELATED PARTY, FRIEND, OR NEIGHBOR                                    |
| 009 | 179450 | 1000 | 7/26/06  | \$780,000   | IMP COUNT   |
| 009 | 186060 | 0095 | 7/15/04  | \$995,000   | DOR RATIO   |
| 009 | 186060 | 0350 | 9/22/04  | \$149,153   | DOR RATIO;QUIT CLAIM DEED; DIVORCE  |
| 009 | 186060 | 0500 | 12/7/06  | \$515,000   | ACTIVE PERMIT BEFORE SALE>25K   |
| 009 | 186060 | 0685 | 10/18/04 | \$999,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR                                     |
| 009 | 186110 | 0265 | 7/6/06   | \$500,000   | RELATED PARTY, FRIEND, OR NEIGHBOR  |

**Improved Sales Removed from this Annual Update Analysis  
Area 12  
(1 to 3 Unit Residences)**

|     |        |      |          |             |   |
|-----|--------|------|----------|-------------|---|
| 009 | 186110 | 0286 | 10/20/05 | \$459,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; IMP. CHARACTERISTICS CHANGED SINCE SALE        |
| 009 | 186140 | 0055 | 9/6/05   | \$742,000   | RELOCATION - SALE BY SERVICE  |
| 009 | 186140 | 0055 | 9/6/05   | \$742,000   | RELOCATION - SALE TO SERVICE  |
| 009 | 186140 | 0065 | 9/25/06  | \$630,000   | OBSOL   |
| 009 | 186140 | 0105 | 3/19/04  | \$642,000   | SEGREGATION AND/OR MERGER   |
| 009 | 192930 | 0280 | 3/10/05  | \$212,500   | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 009 | 239710 | 0100 | 10/26/05 | \$32,334    | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 009 | 239710 | 0100 | 10/26/05 | \$32,333    | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 009 | 239710 | 0100 | 10/26/05 | \$32,333    | DOR RATIO;RELATED PARTY, FRIEND, OR NEIGHBOR  |
| 009 | 239710 | 0410 | 2/14/05  | \$539,500   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 239710 | 0495 | 10/14/04 | \$100,000   | DOR RATIO   |
| 009 | 239710 | 0495 | 12/7/06  | \$60,000    | DOR RATIO;PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR             |
| 009 | 239710 | 0550 | 3/18/05  | \$509,500   | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX   |
| 009 | 239710 | 0605 | 11/12/04 | \$553,000   | RELOCATION - SALE BY SERVICE  |
| 009 | 239710 | 0605 | 11/12/04 | \$553,000   | RELOCATION - SALE TO SERVICE  |
| 009 | 239710 | 1115 | 8/8/05   | \$670,000   | OBSOL   |
| 009 | 239710 | 1275 | 6/17/04  | \$515,000   | RELOCATION - SALE BY SERVICE  |
| 009 | 239710 | 1275 | 6/17/04  | \$515,000   | RELOCATION - SALE TO SERVICE  |
| 009 | 239710 | 1355 | 10/2/06  | \$248,250   | ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR |
| 009 | 239710 | 1525 | 11/8/04  | \$550,000   | DOR RATIO;IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 323220 | 0095 | 4/28/06  | \$130,000   | ACTIVE PERMIT BEFORE SALE>25K;DOR RATIO   |
| 009 | 323220 | 0095 | 4/1/04   | \$300,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 323220 | 0150 | 6/17/05  | \$805,000   | SEGREGATION AND/OR MERGER   |
| 009 | 352890 | 0280 | 8/26/04  | \$720,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 352890 | 0515 | 2/11/05  | \$875,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 352890 | 0540 | 2/1/05   | \$610,000   | DOR RATIO;OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE                                     |
| 009 | 352890 | 0540 | 8/18/06  | \$1,700,000 | OBSOL   |
| 009 | 387990 | 0840 | 7/26/06  | \$3,350,000 | SAS DIAGNOSTIC OUTLIER  |
| 009 | 421240 | 0046 | 12/20/04 | \$635,000   | RELOCATION - SALE BY SERVICE  |
| 009 | 421240 | 0046 | 12/20/04 | \$635,000   | RELOCATION - SALE TO SERVICE  |
| 009 | 423290 | 0330 | 7/29/04  | \$40,947    | DOR RATIO;QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR                               |
| 009 | 423290 | 0365 | 8/24/06  | \$604,500   | RELOCATION - SALE BY SERVICE  |
| 009 | 423290 | 0365 | 7/25/06  | \$604,500   | RELOCATION - SALE TO SERVICE  |
| 009 | 423290 | 0510 | 7/13/06  | \$2,200,000 | OBSOL   |
| 009 | 423290 | 0630 | 5/14/04  | \$719,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 423290 | 1680 | 10/20/05 | \$580,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 009 | 423290 | 1790 | 11/3/06  | \$18,261    | DOR RATIO;ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; QUIT CLAIM DEED; AND OTHER WARNINGS  |
| 009 | 423290 | 1985 | 2/12/04  | \$399,200   | PARTIAL INTEREST (1/3, 1/2, Etc.); RELATED PARTY, FRIEND, OR NEIGHBOR                       |
| 009 | 423290 | 1990 | 9/21/06  | \$535,000   | QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS                                 |
| 009 | 423290 | 2070 | 6/23/06  | \$1,575,000 | SAS DIAGNOSTIC OUTLIER  |

**Improved Sales Removed from this Annual Update Analysis  
Area 12  
(1 to 3 Unit Residences)**

|     |        |      |          |             |   |
|-----|--------|------|----------|-------------|---|
| 009 | 423290 | 2145 | 8/7/06   | \$625,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 009 | 423290 | 2785 | 6/9/05   | \$1,700,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 423290 | 2940 | 12/28/04 | \$585,000   | SEGREGATION AND/OR MERGER   |
| 009 | 423290 | 3215 | 9/21/05  | \$1,025,000 | UNFIN AREA  |
| 009 | 423290 | 3415 | 11/17/05 | \$571,250   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 009 | 423290 | 3535 | 4/25/05  | \$540,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 423290 | 3580 | 10/18/06 | \$1,200,000 | ACTIVE PERMIT BEFORE SALE>25K   |
| 009 | 423290 | 4065 | 2/19/05  | \$375,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;<br>IMP. CHARACTERISTICS CHANGED SINCE SALE |
| 009 | 545730 | 0130 | 9/13/05  | \$2,100,000 | NOT MARKET SALE PER LMER  |
| 009 | 545730 | 0860 | 12/7/04  | \$1,150,000 | OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 545730 | 0955 | 8/16/04  | \$930,000   | DOR RATIO;TEAR DOWN; IMP. CHARACTERISTICS<br>CHANGED SINCE SALE                         |
| 009 | 545780 | 0885 | 2/11/04  | \$475,000   | DOR RATIO;PREVIMP<=25K  |
| 009 | 545780 | 0985 | 2/27/04  | \$835,000   | DOR RATIO   |
| 009 | 545780 | 1115 | 10/1/04  | \$860,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 545780 | 1670 | 9/23/04  | \$664,000   | DOR RATIO   |
| 009 | 616990 | 0250 | 2/12/04  | \$725,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 009 | 616990 | 0545 | 8/15/06  | \$600,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 009 | 616990 | 0725 | 3/2/06   | \$1,166,250 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 009 | 616990 | 0775 | 12/22/05 | \$2,210,000 | OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 616990 | 0825 | 3/23/05  | \$1,425,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 009 | 616990 | 1025 | 8/8/05   | \$1,100,000 | UNFIN AREA  |
| 009 | 616990 | 1025 | 3/22/04  | \$959,500   | UNFIN AREA  |
| 009 | 689040 | 0045 | 5/21/04  | \$490,000   | SAS DIAGNOSTIC OUTLIER  |
| 009 | 692670 | 0050 | 12/14/05 | \$860,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 701120 | 0265 | 7/28/04  | \$350,000   | IMP COUNT;SEGREGATION AND/OR MERGER   |
| 009 | 701120 | 0580 | 7/25/05  | \$605,000   | CHANGE OF USE   |
| 009 | 701120 | 0765 | 3/16/04  | \$519,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 701120 | 0770 | 10/26/05 | \$107,500   | DOR RATIO   |
| 009 | 701120 | 0775 | 11/15/04 | \$730,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 701120 | 0825 | 12/10/04 | \$463,500   | DOR RATIO;1031 TRADE; IMP. CHARACTERISTICS<br>CHANGED SINCE SALE                        |
| 009 | 701120 | 0915 | 5/7/04   | \$580,000   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR   |
| 009 | 701120 | 1025 | 1/18/06  | \$248,000   | PREVIMP<=25K  |
| 009 | 701120 | 1025 | 7/20/04  | \$170,000   | PREVIMP<=25K  |
| 009 | 701120 | 1086 | 11/21/05 | \$695,000   | OBSOL;IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 701120 | 1105 | 7/13/04  | \$490,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 701120 | 1160 | 5/27/04  | \$705,000   | PREVIMP<=25K  |
| 009 | 701120 | 1315 | 6/3/05   | \$460,000   | SEGREGATION AND/OR MERGER   |
| 009 | 701120 | 1450 | 4/26/04  | \$450,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 701120 | 1470 | 9/21/06  | \$479,500   | ACTIVE PERMIT BEFORE SALE>25K   |
| 009 | 701120 | 1470 | 7/15/05  | \$480,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE   |
| 009 | 701120 | 1472 | 9/21/06  | \$469,500   | %COMPL  |
| 009 | 701120 | 1475 | 2/24/05  | \$420,000   | IMP. CHARACTERISTICS CHANGED SINCE SALE;<br>SEGREGATION AND/OR MERGER                   |
| 009 | 701120 | 1520 | 11/1/04  | \$525,000   | SEGREGATION AND/OR MERGER   |
| 009 | 701120 | 1560 | 12/29/06 | \$670,000   | ACTIVE PERMIT BEFORE SALE>25K   |

**Improved Sales Removed from this Annual Update Analysis  
Area 12  
(1 to 3 Unit Residences)**

|     |        |      |          |             |   |
|-----|--------|------|----------|-------------|---|
| 009 | 701120 | 1560 | 9/23/05  | \$665,000   | SEGREGATION AND/OR MERGER                   |
| 009 | 701420 | 0041 | 9/28/06  | \$915,000   | RELOCATION - SALE BY SERVICE                |
| 009 | 701420 | 0041 | 9/25/06  | \$915,000   | RELOCATION - SALE TO SERVICE                |
| 009 | 701420 | 0042 | 11/7/06  | \$730,000   | RELOCATION - SALE BY SERVICE                |
| 009 | 701420 | 0042 | 10/19/06 | \$730,000   | RELOCATION - SALE TO SERVICE                |
| 009 | 715920 | 0005 | 6/1/04   | \$2,105,000 | IMP. CHARACTERISTICS CHANGED SINCE SALE     |
| 009 | 731890 | 0046 | 8/5/04   | \$424,200   | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 009 | 949470 | 0050 | 4/26/05  | \$815,000   | RELATED PARTY, FRIEND, OR NEIGHBOR          |

**Vacant Sales Used in this Annual Update Analysis  
Area 12**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 2               | 701320       | 0166         | 4/15/2004        | \$281,500         | 2400            | N           | N                  |
| 9               | 168940       | 1303         | 2/21/2006        | \$795,000         | 5500            | Y           | N                  |
| 9               | 423290       | 3210         | 2/25/2005        | \$373,000         | 3600            | N           | N                  |

**Vacant Sales Removed from this Annual Update Analysis  
Area 12**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>  |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 2               | 097600       | 0575         | 2/23/2004        | \$295,000         | ESTATE ADMIN, GUARDIAN, OR EXECUTOR;   |
| 2               | 192504       | 9013         | 11/1/2005        | \$225,000         | BUILDER OR DEVELOPER SALE  |
| 2               | 192504       | 9013         | 11/1/2005        | \$18,000          | DOR RATIO  |
| 2               | 192930       | 0345         | 1/11/2005        | \$37,183          | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 2               | 197220       | 5631         | 12/8/2006        | \$598,000         | DOR RATIO  |
| 2               | 197220       | 5632         | 11/7/2006        | \$589,000         | DOR RATIO  |
| 2               | 197220       | 5633         | 12/8/2006        | \$611,950         | DOR RATIO  |
| 2               | 681910       | 0350         | 1/6/2005         | \$550,000         | NO MARKET EXPOSURE   |
| 2               | 701320       | 0166         | 9/8/2005         | \$355,000         | RELATED PARTY, FRIEND, OR NEIGHBOR   |
| 2               | 701520       | 0040         | 5/6/2005         | \$325,000         | NO MARKET EXPOSURE   |
| 2               | 744300       | 0646         | 10/28/2004       | \$269,950         | BUILDER OR DEVELOPER SALE  |
| 2               | 744300       | 0647         | 8/30/2004        | \$280,000         | BUILDER OR DEVELOPER SALE  |
| 9               | 173180       | 0450         | 12/29/2004       | \$500,000         | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; PARTIAL INTEREST (1/3, 1/2, Etc.);  |
| 9               | 701120       | 0270         | 3/26/2004        | \$600,000         | MULTI-PARCEL SALE;   |
| 9               | 701120       | 0881         | 4/19/2004        | \$185,000         | BUILDER OR DEVELOPER SALE  |
| 9               | 701120       | 1430         | 3/29/2006        | \$195,000         | BUILDER OR DEVELOPER SALE  |
| 9               | 956180       | 0131         | 5/13/2004        | \$850,000         | BUILDER OR DEVELOPER SALE  |
| 9               | 956180       | 0132         | 5/13/2004        | \$869,000         | BUILDER OR DEVELOPER SALE  |



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
*Assessor*

**MEMORANDUM**

DATE: January 4, 2007  
TO: Residential Appraisers  
FROM: Scott Noble, Assessor  
SUBJECT: 2007 Revaluation for 2008 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2006. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2006. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Scope of Work may be modified as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr